## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

44 Head Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$3,002,500	Pro	operty Type	Ηοι	ISE		Suburb	Brighton
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	18 Grandview Rd BRIGHTON 3186	\$3,255,000	29/11/2023
2	4 Wagstaff Ct BRIGHTON 3186	\$3,100,000	02/09/2023
3	377 St Kilda St BRIGHTON 3186	\$3,050,000	19/11/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2024 16:18









Rooms: 9 Property Type: House Land Size: 637 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price December quarter 2023: \$3,002,500

# **Comparable Properties**



18 Grandview Rd BRIGHTON 3186 (REI/VG)



Price: \$3,255,000 Method: Private Sale Date: 29/11/2023 Property Type: House Land Size: 603 sqm approx



4 Wagstaff Ct BRIGHTON 3186 (REI/VG)



Price: \$3,100,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 585 sqm approx



377 St Kilda St BRIGHTON 3186 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$3,050,000 Method: Sold Before Auction Date: 19/11/2023 Property Type: House (Res) Land Size: 885 sqm approx

#### Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

propertydata



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