

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

1/320 St Kilda Street Brighton VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1B Rothesay Avenue Brighton VIC 3186	\$2,680,000	08-Jun-21
3/62 Black Street Brighton VIC 3186	\$3,050,000	21-May-21
7/129 St Andrews Street Brighton VIC 3186	\$2,700,000	14-May-21

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 6 months.~~

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1B Rothesay Avenue Brighton VIC 3186

4 2 4

Sold Price

\$2,680,000

Sold Date

08-Jun-21

Distance

0.42km



3/62 Black Street Brighton VIC 3186

3 2 2

Sold Price

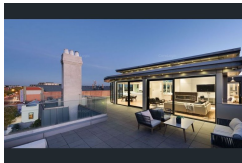
\$3,050,000

Sold Date

21-May-21

Distance

1.63km



7/129 St Andrews Street Brighton VIC 3186

4 4 2

Sold Price

\$2,700,000

Sold Date

14-May-21

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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