

## 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

399 St Kilda Street, Brighton Vic 3186

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&amp;

\$2,800,000

## Median sale price

Median price \$2,617,500

House

X

Unit

Suburb Brighton

Period - From 01/04/2017

to

31/03/2018

Source 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.

	Address of comparable property	Price	Date of sale
1	392 St Kilda St BRIGHTON 3186	\$3,090,000	24/02/2018
2	114 Cole St BRIGHTON 3186	\$2,710,000	24/02/2018
3	36 Byrne Av ELWOOD 3184	\$2,600,000	20/11/2017

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.

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4 3 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending March 2018: \$2,617,500

## Comparable Properties



**392 St Kilda St BRIGHTON 3186 (REI)**

Agent Comments

4 2 3

**Price:** \$3,090,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 795 sqm approx



**114 Cole St BRIGHTON 3186 (REI)**

Agent Comments

4 2 2

**Price:** \$2,710,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 550 sqm approx



**36 Byrne Av ELWOOD 3184 (REI)**

Agent Comments

4 3 2

**Price:** \$2,600,000

**Method:** Sold Before Auction

**Date:** 20/11/2017

**Rooms:** -

**Property Type:** House (Res)