

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

372 St Kilda Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$3,087,500 Property Type House Suburb Brighton

Period - From 01/07/2020 to 30/09/2020 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	3 Pine Av ELWOOD 3184	\$1,867,500	05/05/2020
2			
3			

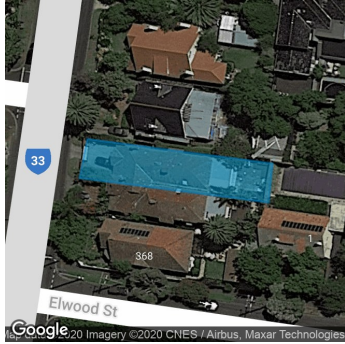
OR

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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Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
September quarter 2020: \$3,087,500



 3  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties



3 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,867,500

Method: Private Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 384 sqm approx

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.