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	10a Parliament Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,370,000 Property Type Unit Suburb Brighton

Period - From 17/02/2022 to 16/02/2023 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	18 Oxford St BRIGHTON EAST 3187	$1,570,000	29/10/2022
2	2/22 Clonaig St BRIGHTON EAST 3187	$1,435,000	12/11/2022
3	2/12 Stanley St BRIGHTON 3186	$1,400,000	28/10/2022

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: 17/02/2023 11:16

10a Parliament Street, Brighton Vic 3186

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,390,000 - $1,490,000
Median Unit Price
17/02/2022 - 16/02/2023: $1,370,000

Comparable Properties



18 Oxford St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Agent Comments

Price: $1,570,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 350 sqm approx



2/22 Clonaig St BRIGHTON EAST 3187 (REI/VG)

3 2 2

Agent Comments

Price: $1,435,000
Method: Auction Sale
Date: 12/11/2022
Property Type: Unit
Land Size: 365 sqm approx



2/12 Stanley St BRIGHTON 3186 (REI)

3 2 2

Agent Comments

Price: $1,400,000
Method: Sold Before Auction
Date: 28/10/2022
Property Type: Townhouse (Res)

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