

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

102/448 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

\$1,845,270

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

Unit

Suburb

Brighton

Period-from

01 Aug 2023

to

31 Jul 2024

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

4/21-25 WILSON STREET BRIGHTON VIC 3186	\$1,775,000	23-Mar-24
102/68 BLACK STREET BRIGHTON VIC 3186	\$2,400,000	27-Feb-24
101/66 BLACK STREET BRIGHTON VIC 3186	\$2,350,000	01-Apr-24

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.

This Statement of Information was prepared on: 01 August 2024



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**4/21-25 WILSON STREET
BRIGHTON VIC 3186**

3 2 2

Sold Price ^{RS} **\$1,775,000** Sold Date **23-Mar-24**

Distance **2.24km**



**102/68 BLACK STREET BRIGHTON
VIC 3186**

3 2 2

Sold Price **\$2,400,000** Sold Date **27-Feb-24**

Distance **2.93km**



**101/66 BLACK STREET BRIGHTON
VIC 3186**

3 2 2

Sold Price **\$2,350,000** Sold Date **01-Apr-24**

Distance **2.93km**

RS = Recent sale

UN = Undisclosed Sale

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