

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

16/49 HEAD 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

\$2,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

Unit

Suburb

Brighton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3/49 HEAD STREET BRIGHTON VIC 3186	\$2,175,000	06-Sep-24
42C COLE STREET BRIGHTON VIC 3186	\$2,145,000	22-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.

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3/49 HEAD STREET BRIGHTON VIC 3186 Sold Price **\$2,175,000** Sold Date **06-Sep-24**

4 2 2

Distance **0km**



42C COLE STREET BRIGHTON VIC 3186 Sold Price **\$2,145,000** Sold Date **22-Apr-24**

3 2 2

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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