

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

219/209 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2021

to

30/06/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	124/211 Bay St BRIGHTON 3186	\$425,000	22/05/2020
2	109/317 New St BRIGHTON 3186	\$465,000	11/05/2021
3	11/18 Cochrane St BRIGHTON 3186	\$495,000	17/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/07/2021 16:47



1 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties

124/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

1 - -

Price: \$425,000

Method: Sale

Date: 22/05/2020

Property Type: Flat/Unit/Apartment (Res)

109/317 New St BRIGHTON 3186 (VG)

Agent Comments

1 - -

Price: \$465,000

Method: Sale

Date: 11/05/2021

Property Type: Flat/Unit/Apartment (Res)



11/18 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

Price: \$495,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment