

# 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

131/380 Bay Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Brighton

Period - From

10/04/2020

to

09/04/2021

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 | 106/317 New St BRIGHTON 3186       | \$670,000 | 17/12/2020   |
| 2 | 2/126 Centre Rd BRIGHTON EAST 3187 | \$650,000 | 25/02/2021   |
| 3 | 227/380 Bay St BRIGHTON 3186       | \$600,000 | 10/11/2020   |

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:

10/04/2021 11:13

131/380 Bay Street, Brighton Vic 3186

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$650,000

**Median Unit Price**

10/04/2020 - 09/04/2021: \$1,100,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**106/317 New St BRIGHTON 3186 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 17/12/2020

**Property Type:** Apartment



**2/126 Centre Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 25/02/2021

**Property Type:** Apartment



**227/380 Bay St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 10/11/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig** | P: 03 9194 1200