

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

129/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$1,027,500 Property Type Unit Suburb Brighton

Period - From 04/07/2023 to 03/07/2024 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	6/103 Bay St BRIGHTON 3186	\$745,000	17/05/2024
2	207/7-9 Cowra St BRIGHTON 3186	\$735,000	10/05/2024
3	213/380 Bay St BRIGHTON 3186	\$730,000	20/02/2024

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: 04/07/2024 16:37



 2
  1
  1

Property Type: Apartment
Land Size: 106.23 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$750,000
Median Unit Price
 04/07/2023 - 03/07/2024: \$1,027,500

Comparable Properties

6/103 Bay St BRIGHTON 3186 (VG)

 2
  -
  -

Agent Comments

2 bed, 2 bath, 2 car

Price: \$745,000

Method: Sale

Date: 17/05/2024

Property Type: Subdivided Flat - Single OYO Flat



207/7-9 Cowra St BRIGHTON 3186 (REI)

 2
  2
  2

Agent Comments

Price: \$735,000

Method: Private Sale

Date: 10/05/2024

Property Type: Apartment



213/380 Bay St BRIGHTON 3186 (REI/VG)

 1
  1
  1

Agent Comments

Price: \$730,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Account - Atria Real Estate