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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$720,000		&		\$750,000			
Median sale p	rice							
Median price	\$1,027,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	04/07/2023	to	03/07/2024		So	urce	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.

Add	dress 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









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)	
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 Agent Comments 2 bed, 2 bath, 2 car

Price: \$745,000 Method: Sale Date: 17/05/2024 Property Type: Subdivided Flat - Single OYO Flat

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

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

Price: \$730,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

Account - Atria Real Estate



propertydata com au

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Agent Comments