

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

105/186 BAY 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

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

130/211 BAY STREET BRIGHTON VIC 3186	\$560,000	28-May-24
12/83 ASLING STREET BRIGHTON VIC 3186	\$550,000	23-Sep-24
8/454 KOORYONG ROAD CAULFIELD SOUTH VIC 3162	\$569,000	27-Aug-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.~~

This Statement of Information was prepared on: 04 November 2024

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**130/211 BAY STREET BRIGHTON
 VIC 3186**

 2  2  1

Sold Price **\$560,000** Sold Date **28-May-24**

Distance **0.09km**



**12/83 ASLING STREET BRIGHTON
 VIC 3186**

 2  1  1

Sold Price **\$550,000** Sold Date **23-Sep-24**

Distance **1.02km**



**8/454 KOOYONG ROAD
 CAULFIELD SOUTH VIC 3162**

 2  1  1

Sold Price ^{RS} **\$569,000** Sold Date **27-Aug-24**

Distance **1.74km**



**234/211 BAY STREET BRIGHTON
 VIC 3186**

 2  2  1

Sold Price **\$580,000** Sold Date **20-Jun-24**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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