

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

122/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$1,400,000 Property Type Unit Suburb Brighton

Period - From 01/01/2024 to 31/03/2024 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	306/32 Warleigh Gr BRIGHTON 3186	\$650,000	08/03/2024
2	202/211 Bay St BRIGHTON 3186	\$596,000	02/11/2023
3	202/211 Bay St BRIGHTON 3186	\$596,000	02/11/2023

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:

27/04/2024 09:25

122/380 Bay Street, Brighton Vic 3186



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

March quarter 2024: \$1,400,000

Comparable Properties

306/32 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments

 1  -  -

Price: \$650,000

Method: Sale

Date: 08/03/2024

Property Type: Flat/Unit/Apartment (Res)

202/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

 1  -  -

Price: \$596,000

Method: Sale

Date: 02/11/2023

Property Type: Flat/Unit/Apartment (Res)

202/211 Bay St BRIGHTON 3186 (VG)

Agent Comments

 1  -  -

Price: \$596,000

Method: Sale

Date: 02/11/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Follett & Co. | P: 03 9598 9111



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