

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

G26/211 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

\$450,000

### Median sale price

Median price

\$1,105,000

Property Type

Unit

Suburb

Brighton

Period - From

01/10/2020

to

30/09/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 | G05/211 Bay St BRIGHTON 3186   | \$495,000 | 06/08/2021   |
| 2 | 221/211 Bay St BRIGHTON 3186   | \$480,000 | 28/06/2021   |
| 3 | G28/211 Bay St BRIGHTON 3186   |           | 09/11/2021   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/12/2021 17:49



1 1 1

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 44 sqm approx

**Agent Comments**

Garden outlook

## Comparable Properties



**G05/211 Bay St BRIGHTON 3186 (REI)**

**Agent Comments**

1 1 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 06/08/2021

**Property Type:** Apartment

**221/211 Bay St BRIGHTON 3186 (VG)**

**Agent Comments**

1 - -

Sold by ATRIA Real Estate

**Price:** \$480,000

**Method:** Sale

**Date:** 28/06/2021

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

**G28/211 Bay St BRIGHTON 3186 (REI)**

**Agent Comments**

1 1 1

Sold by ATRIA Real Estate

**Price:**

**Method:** Private Sale

**Date:** 09/11/2021

**Property Type:** Apartment