

# 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

107/209-211 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 \$490,000

### Median sale price

Median price \$1,275,000

Property Type Unit

Suburb Brighton

Period - From 26/08/2023

to 25/08/2024

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	102/81 Asling St BRIGHTON 3186	\$490,000	04/03/2024
2			
3			

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:

26/08/2024 13:32



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**102/81 Asling St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Apartment

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.