

## 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

2 bedroom 2 bathroom Brand new oversized apartment ST KILDA  
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) (\*Delete single price or range as applicable)

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2022

to

30 Sep 2023

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

209 BAY STREET BRIGHTON VIC 3186	\$1,430,000	15-Jun-22
102/2 WELL STREET BRIGHTON VIC 3186	\$1,500,000	07-Jul-22

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: 13 October 2023



**209 BAY STREET BRIGHTON VIC 3186**

 2  2  1

Sold Price **\$1,430,000** Sold Date **15-Jun-22**

Distance **1.66km**



**102/2 WELL STREET BRIGHTON VIC 3186**

 2  2  2

Sold Price **\$1,500,000** Sold Date **07-Jul-22**

Distance **2.49km**

RS = Recent sale      UN = Undisclosed Sale

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