## 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

218/209-211 Bay Street, Brighton Vic 3186

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |          |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer   | \$400,000         |      | &            |       | \$430,000 |      |        |          |
| Median sale pr  | rice              |      |              |       |           |      |        |          |
| Median price    | \$960,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Brighton |
| Period - From   | 12/11/2023        | to   | 11/11/2024   |       | So        | urce | 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.

| Ade | dress of comparable property      | Price     | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1   | 307/317 New St BRIGHTON 3186      | \$468,000 | 06/11/2024   |
| 2   | 203/317 New St BRIGHTON 3186      | \$465,000 | 03/07/2024   |
| 3   | 301/79-81 Asling St BRIGHTON 3186 | \$465,000 | 13/05/2024   |

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:

12/11/2024 10:00





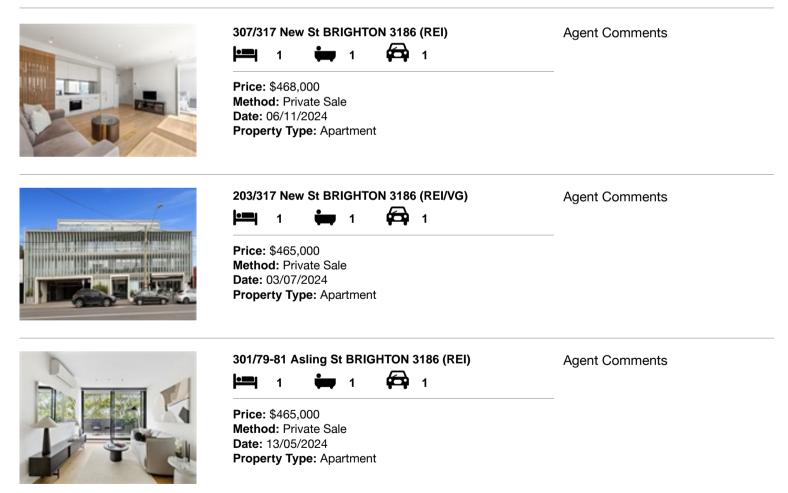




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$400,000 - \$430,000 Median Unit Price 12/11/2023 - 11/11/2024: \$960,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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