

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

128/209 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Brighton

Period - From 27/11/2023

to 26/11/2024

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	307/317 New St BRIGHTON 3186	\$468,000	06/11/2024
2	102/116 Martin St BRIGHTON 3186	\$418,500	09/08/2024
3	109/211 Bay St BRIGHTON 3186	\$380,000	19/07/2024

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:

27/11/2024 15:22



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

27/11/2023 - 26/11/2024: \$965,000

Comparable Properties



307/317 New St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

Price: \$468,000

Method: Private Sale

Date: 06/11/2024

Property Type: Apartment

102/116 Martin St BRIGHTON 3186 (VG)

Agent Comments

1 - -

1 bed / 1 bath / 1 car

Price: \$418,500

Method: Sale

Date: 09/08/2024

Property Type: Flat/Unit/Apartment (Res)



109/211 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

1 1 1

#128 is larger, with better outlook and storage cage

Price: \$380,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment

Account - Atria Real Estate



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