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

221/380 Bay Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$1,154,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	17/03/2024	to	16/03/2025		So	urce	Property	/ Data

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 sixmonths 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	310/380 Bay St BRIGHTON 3186	\$980,000	17/12/2024
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.

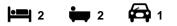
This Statement of Information was prepared on:

17/03/2025 09:33









Property Type: Apartment Agent Comments

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price 17/03/2024 - 16/03/2025: \$1,154,000

Agent Comments

Comparable Properties



310/380 Bay St BRIGHTON 3186 (REI/VG)



Price: \$980,000 Method: Private Sale Date: 17/12/2024 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.

Account - Atria Real Estate



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