

# 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

202/209 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)

Range between \$560,000 & \$600,000

### Median sale price

Median price \$1,120,000 Property Type Unit Suburb Brighton

Period - From 28/09/2022 to 27/09/2023 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	10/17 Grosvenor St BRIGHTON 3186	\$624,000	03/05/2023
2	G08/211 Bay St BRIGHTON 3186	\$595,000	26/04/2023
3	114/7 Cowra St BRIGHTON 3186	\$575,000	05/07/2023

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:

28/09/2023 11:41



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$560,000 - \$600,000

**Median Unit Price**

28/09/2022 - 27/09/2023: \$1,120,000

## Comparable Properties



**10/17 Grosvenor St BRIGHTON 3186 (REI/VG)** Agent Comments

2 1 1

**Price:** \$624,000

**Method:** Sold Before Auction

**Date:** 03/05/2023

**Property Type:** Apartment



**G08/211 Bay St BRIGHTON 3186 (REI)**

Agent Comments

2 2 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 26/04/2023

**Property Type:** Apartment

**114/7 Cowra St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

2 bed, 2 bath, 1 car

**Price:** \$575,000

**Method:** Sale

**Date:** 05/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Atria Real Estate**