

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 65a Bay Street Brighton 3186

Indicative selling price

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

Single price \$3,500,000 or range between &

Median sale price

Median price \$2,880,000 Property type House Suburb Brighton

Period - From 01/06/2023 to 30/09/2023 Source REIV

Comparable property sales

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
2 Vaucluse Street Brighton	\$3,823,000	26/10/2023
219 Church Street Brighton	\$3,843,000	24/11/2023
28a Dawson Avenue Brighton	\$2,920,000	09/12/2023

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: 11/12/2023