

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

115 209 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Brighton

Period - From 29/10/2023 to 28/10/2024 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	102/116 Martin St BRIGHTON 3186	\$418,500	09/08/2024
2	109/211 Bay St BRIGHTON 3186	\$380,000	19/07/2024
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: 29/10/2024 11:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

29/10/2023 - 28/10/2024: \$965,000

Comparable Properties

102/116 Martin St BRIGHTON 3186 (VG)

Agent Comments



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



Price: \$380,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment



301/79-81 Asling St BRIGHTON 3186 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 13/05/2024

Property Type: Apartment

Account - Atria Real Estate