

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

110/83 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,375,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2024

to 31/12/2024

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	2/30 Black St BRIGHTON 3186	\$1,520,000	30/11/2024
2	87 Union St BRIGHTON EAST 3187	\$1,520,000	20/11/2024
3	102/15 Rooding St BRIGHTON 3186	\$1,650,000	12/10/2024

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:

01/04/2025 11:41



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Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Unit Price
December quarter 2024: \$1,375,000

Comparable Properties



2/30 Black St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$1,520,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

87 Union St BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$1,520,000
Method: Sale
Date: 20/11/2024
Property Type: House (Res)
Land Size: 604 sqm approx

102/15 Rooding St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 12/10/2024
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372