

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

233/211 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

20/18 COCHRANE STREET BRIGHTON VIC 3186	\$391,000	21-Aug-23
217/116 MARTIN STREET BRIGHTON VIC 3186	\$450,000	18-Aug-23

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 6 months.

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Tracy Paus
P (03) 9066 4812
M 0439 766 175
E tracypaus@mcgrath.com.au



**20/18 COCHRANE STREET
BRIGHTON VIC 3186**

 1  1  1

Sold Price

^{RS} **\$391,000** Sold Date **21-Aug-23**

Distance **0.06km**



**217/116 MARTIN STREET BRIGHTON
VIC 3186**

 1  1  1

Sold Price

\$450,000 Sold Date **18-Aug-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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