

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

103/103 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Brighton

Period - From 24/10/2022

to

23/10/2023

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	G3/103 Bay St BRIGHTON 3186	\$825,000	15/09/2023
2	109/437 Bay St BRIGHTON 3186	\$700,000	27/04/2023
3			

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:

24/10/2023 10:03

103/103 Bay Street, Brighton Vic 3186

**Jellis
Craig**

Connor Harvey

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Indicative Selling Price

\$690,000 - \$720,000

Median Unit Price

24/10/2022 - 23/10/2023: \$1,120,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



G3/103 Bay St BRIGHTON 3186 (REI)

Agent Comments

 2  2  1

Price: \$825,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Unit



109/437 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 27/04/2023

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9194 1200



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