

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

121/211 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 04/04/2023 to 03/04/2024 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	5/83 Asling St BRIGHTON 3186	\$600,000	10/11/2023
2			
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:

04/04/2024 15:06

121/211 Bay Street, Brighton Vic 3186

**Jellis
Craig**

Melina Scriva
9194 1200
0419 348 606

melinascriva@jellisrcraig.com.au



 2  2  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments
Storage Cage

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
04/04/2023 - 03/04/2024: \$1,310,000

Comparable Properties



5/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 10/11/2023
Property Type: Unit

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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