

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

104/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

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

Period - From 07/10/2023 to 06/10/2024 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	203/111 Gardenvale Rd GARDENVALE 3185	\$1,100,000	22/05/2024
2	106/32 Warleigh Gr BRIGHTON 3186	\$1,150,000	30/04/2024
3	2/431 Bay St BRIGHTON 3186	\$965,000	22/04/2024

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: 07/10/2024 12:51



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

07/10/2023 - 06/10/2024: \$965,000

Comparable Properties

203/111 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Private Sale

Date: 22/05/2024

Property Type: Unit

106/32 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$1,150,000

Method: Private Sale

Date: 30/04/2024

Property Type: Unit

2/431 Bay St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$965,000

Method: Sale

Date: 22/04/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Atria Real Estate