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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	n \$950,000		&		\$1,045,0	00		
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	07/10/2023	to	06/10/2024		So	urce	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.

Ade	dress 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









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		
1 2 1 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		
1			
Price: \$1,150,000			
Method: Private Sale Date: 30/04/2024			
Property Type: Unit			
2/431 Bay St BRIGHTON 3186 (VG)	Agent Comments		
i 2 i - i - i - i - i - i - i - i - i -			
Price: \$965,000			
Method: Sale Date: 22/04/2024			
Property Type: Flat/Unit/Apartment (Res)			

Account - Atria Real Estate



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