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

102/83 Bay Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,300,000		&		\$2,450,000				
Median sale p	rice								
Median price	\$1,125,000	Pro	operty Type	Unit			Suburb	Brighton	
Period - From	06/04/2024	to	05/04/2025		So	urce	Property	/ Data	

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.

Add	dress of comparable property	Price	Date of sale
1	103/64 Black St BRIGHTON 3186	\$2,300,000	03/02/2025
2	104/12 Lindsay St BRIGHTON 3186	\$2,257,400	19/12/2024
3	2/18 North Rd BRIGHTON 3186	\$2,370,000	21/10/2024

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:

06/04/2025 16:53







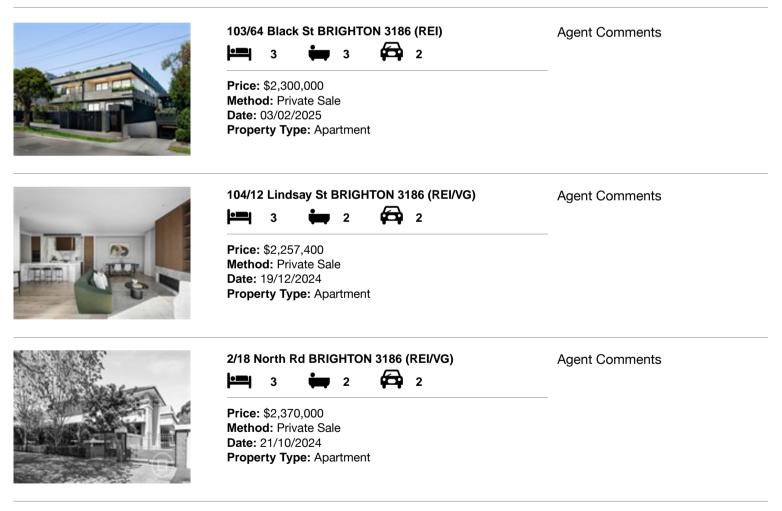


Property Type: Luxury Apartment Agent Comments

Indicative Selling Price \$2,300,000 - \$2,450,000 Median Unit Price 06/04/2024 - 05/04/2025: \$1,125,000

In Brighton's prestigious new 'The International,' this sumptuous 3 bedroom 2 bathroom 1st floor security apartment will impress you with its superb sense of proportion.

Comparable Properties



Account - VICPROP | P: 03 8888 1011



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