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

105/186 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$499,000	or range between	&	
n sale nrice				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,215,000	Property type		Unit		Suburb	Brighton
Period-from	01 Mar 2024	to	28 Feb 2	2025	Source		Corelogic

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 6 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	
12/83 ASLING STREET BRIGHTON VIC 3186	\$550,000	23-Sep-24	
404/483 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$541,000	07-Nov-24	
9/18 COCHRANE STREET BRIGHTON VIC 3186	\$480,000	29-Oct-24	

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 6 months.

This Statement of Information was prepared on: 12 March 2025



consumer.vic.gov.au



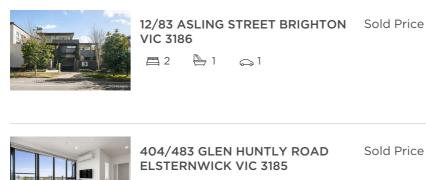
\$550,000 Sold Date 23-Sep-24

Distance

1.02km

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e **\$541,000** Sold Date **07-Nov-24** Distance **2.41km**

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	9/18 COCHRANE STREET BRIGHTON VIC 3186			Sold Pr	ice \$480,0 0	00 Sold Date	29-Oct-24
0	昌 2	1	Ģ 1			Distance	0.15km

RS = Recent sale UN = Undisclosed Sale

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