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

216/209 Bay Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ange between \$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$1,375,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	128/211 Bay St BRIGHTON 3186	\$408,000	15/12/2024
2	115/211 Bay St BRIGHTON 3186	\$360,000	14/11/2024
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:

20/03/2025 09:19





Alex Grigoriadis





Property Type: Apartment

9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au Indicative Selling Price

\$400,000 - \$440,000 **Median Unit Price** December quarter 2024: \$1,375,000

Comparable Properties

128/211 Bay St BRIGHTON 3186 (VG)	Agent Comments		
Price: \$408,000 Method: Sale Date: 15/12/2024 Property Type: Flat/Unit/Apartment (Res)			
115/211 Bay St BRIGHTON 3186 (VG)	Agent Comments		
Price: \$360,000 Method: Sale Date: 14/11/2024 Property Type: Flat/Unit/Apartment (Res)			

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 9593 4500



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