

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

220/211 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

Unit

Suburb

Brighton

Period-from

01 Apr 2024

to

31 Mar 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

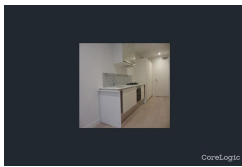
Date of sale

115/211 BAY STREET BRIGHTON VIC 3186	\$360,000	14-Nov-24
128/211 BAY STREET BRIGHTON VIC 3186	\$408,000	15-Dec-24
218/211 BAY STREET BRIGHTON VIC 3186	\$415,000	21-Mar-25

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: 17 April 2025



115/211 BAY STREET BRIGHTON VIC 3186

Sold Price

\$360,000

Sold Date **14-Nov-24**

 1

 1

 1

Distance

0km



128/211 BAY STREET BRIGHTON VIC 3186

Sold Price

\$408,000

Sold Date **15-Dec-24**

 1

 1

 1

Distance

0km



218/211 BAY STREET BRIGHTON VIC 3186

Sold Price

^{RS} **\$415,000**

Sold Date **21-Mar-25**

 1

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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