

## 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

101/211 BAY STREET BRIGHTON VIC 3186

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2021

to

30 Sep 2022

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

23/211 BAY STREET BRIGHTON VIC 3186	\$818,000	02-Apr-22
10/103 BAY STREET BRIGHTON VIC 3186	\$720,000	20-Aug-21
12/103 BAY STREET BRIGHTON VIC 3186	\$810,000	20-Aug-22

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: 13 October 2022



23/211 BAY STREET BRIGHTON VIC Sold Price  
3186

\$818,000 Sold Date 02-Apr-22

 2  2  1

Distance 0km



10/103 BAY STREET BRIGHTON VIC Sold Price  
3186

\$720,000 Sold Date 20-Aug-21

 2  2  1

Distance 0.34km



12/103 BAY STREET BRIGHTON VIC Sold Price  
3186

<sup>RS</sup> \$810,000 <sup>UN</sup> Sold Date 20-Aug-22

 2  2  1

Distance 0.34km

RS = Recent sale

UN = Undisclosed Sale

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