

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

103/211 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,287,500

Property type

Unit

Suburb

Brighton

Period-from

01 Apr 2023

to

31 Mar 2024

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

8/211 BAY STREET BRIGHTON VIC 3186	\$595,000	26-Apr-23
134/211 BAY STREET BRIGHTON VIC 3186	\$625,000	23-Sep-23
202/211 BAY STREET BRIGHTON VIC 3186	\$596,000	02-Nov-23

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: 11 April 2024



8/211 BAY STREET BRIGHTON VIC 3186 Sold Price **\$595,000** Sold Date **26-Apr-23**

2 2 1

Distance **0km**



134/211 BAY STREET BRIGHTON VIC 3186 Sold Price **\$625,000** Sold Date **23-Sep-23**

2 2 1

Distance **0km**



202/211 BAY STREET BRIGHTON VIC 3186 Sold Price **\$596,000** Sold Date **02-Nov-23**

1 1 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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