

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

13/197 Bay Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,372,500 Property Type Unit Suburb Brighton

Period - From 01/04/2022 to 31/03/2023 Source 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 six 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
1	2/103 Bay St BRIGHTON 3186	\$825,000	12/04/2023
2	1/317 St Kilda St BRIGHTON 3186	\$820,000	29/03/2023
3	8/3 Railway Av BRIGHTON 3186	\$802,000	15/05/2023

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:

11/07/2023 15:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

Year ending March 2023: \$1,372,500

Comparable Properties



2/103 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$825,000

Method: Private Sale

Date: 12/04/2023

Property Type: Apartment



1/317 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Private Sale

Date: 29/03/2023

Property Type: Apartment



8/3 Railway Av BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$802,000

Method: Private Sale

Date: 15/05/2023

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400