

# 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

203/437 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)

Single price \$475,000

### Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Brighton

Period - From 19/12/2022

to 18/12/2023

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 | 304/317 New St BRIGHTON 3186   | \$511,000 | 04/07/2023   |
| 2 | 205/380 Bay St BRIGHTON 3186   | \$486,500 | 27/07/2023   |
| 3 | 204/437 Bay St BRIGHTON 3186   | \$470,000 | 11/10/2023   |

**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:

19/12/2023 16:15



 1   
  1   
  1

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$475,000

**Median Unit Price**  
 19/12/2022 - 18/12/2023: \$1,100,000

Located in the as-new designer 'Emerald' development, on the edge of Bay Street's renowned cosmopolitan dining, shopping, and entertainment precinct, this is a singular boutique opportunity. Elevated to capture sunrise views over the treetops, this pristine, high-quality apartment highlights a sizeable single-bedroom floorplan - designed to provide twice the life with interior living space virtually doubled by a full-depth covered balcony-terrace. This sublime apartment also features a sleek white kitchen with premium appliances (including integrated drawer-dishwasher), and a cool contemporary interior curated with stone benchtops, Oak floors and a stretch of mirror splashback extending the sense of space even further.

## Comparable Properties



304/317 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 1   
  1   
  1

**Price:** \$511,000  
**Method:** Private Sale  
**Date:** 04/07/2023  
**Property Type:** Apartment



205/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

 1   
  1   
  1

**Price:** \$486,500  
**Method:** Private Sale  
**Date:** 27/07/2023  
**Property Type:** Apartment



204/437 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

 1   
  1   
  1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** Apartment

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