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		e		/ 1 11
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Single price \$475,000

Median sale price

Median price	\$1,100,000	Pro	perty Type Unit	:	Suburb	Brighton
Period - From	19/12/2022	to	18/12/2023	Sou	rce 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.

Add	dress 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





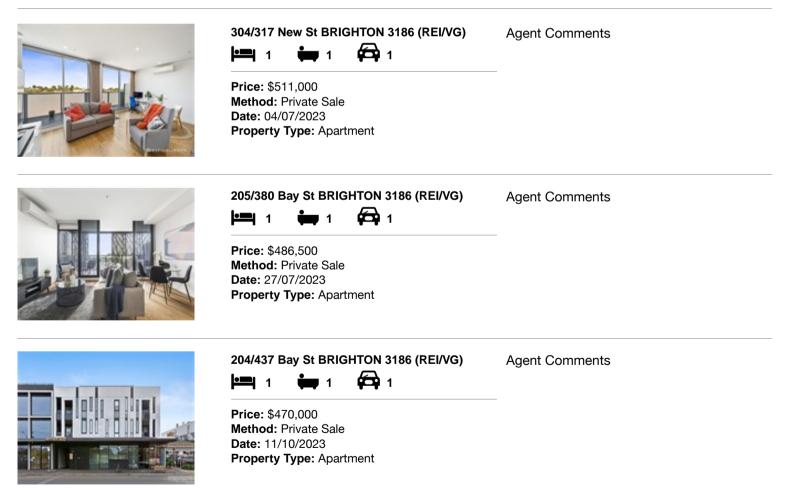




Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$475,000 Median Unit Price 19/12/2022 - 18/12/2023: \$1,100,000

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



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



propertydata

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