

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

212/209 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

\$675,000

or range
between

&

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

110/380 BAY STREET BRIGHTON VIC 3186	\$720,000	16-Dec-23
108/437 BAY STREET BRIGHTON VIC 3186	\$730,000	04-Dec-23
204/7 COWRA STREET BRIGHTON VIC 3186	\$675,000	11-Dec-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: 24 April 2024



**110/380 BAY STREET BRIGHTON
VIC 3186**

 2  2  1

Sold Price

\$720,000

Sold Date

16-Dec-23

Distance

0.52km



**108/437 BAY STREET BRIGHTON
VIC 3186**

 2  2  1

Sold Price

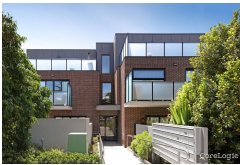
\$730,000

Sold Date

04-Dec-23

Distance

0.67km



**204/7 COWRA STREET BRIGHTON
VIC 3186**

 2  2  1

Sold Price

\$675,000

Sold Date

11-Dec-23

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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