

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

214/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,097,000 Property Type Unit Suburb Brighton

Period - From 05/02/2023 to 04/02/2024 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	4/110 Martin St BRIGHTON 3186	\$940,000	22/01/2024
2	6/18 Warleigh Gr BRIGHTON 3186	\$875,000	19/12/2023
3	204/116 Martin St BRIGHTON 3186	\$857,500	27/10/2023

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: 05/02/2024 11:54



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

05/02/2023 - 04/02/2024: \$1,097,000

Comparable Properties



4/110 Martin St BRIGHTON 3186 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 22/01/2024

Property Type: Apartment



6/18 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



204/116 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$857,500

Method: Private Sale

Date: 27/10/2023

Property Type: Unit

Account - Atria Real Estate