

# 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

22/197 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)

Range between \$800,000 & \$850,000

### Median sale price

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

Period - From 26/04/2023 to 25/04/2024 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	6/18 Warleigh Gr BRIGHTON 3186	\$875,000	19/12/2023
2	204/116 Martin St BRIGHTON 3186	\$857,500	27/10/2023
3	8/16-20 Warleigh Gr BRIGHTON 3186	\$830,000	02/04/2024

**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:

26/04/2024 15:48

Tony Doh  
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2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

26/04/2023 - 25/04/2024: \$1,097,000

## Comparable Properties



**6/18 Warleigh Gr BRIGHTON 3186 (REI)**

**Agent Comments**

2   2   2

**Price:** \$875,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Apartment



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

**Agent Comments**

2   2   2

**Price:** \$857,500

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** Unit



**8/16-20 Warleigh Gr BRIGHTON 3186 (REI)**

**Agent Comments**

2   2   2

**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 02/04/2024

**Property Type:** Apartment

**Account - Belle Property Glen Iris | P: 03 98181888**