

# 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

9/28-30 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 \$2,450,000 & \$2,695,000

### Median sale price

Median price \$1,900,000 Property Type Townhouse Suburb Brighton

Period - From 28/05/2023 to 27/05/2024 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	52 Warleigh Gr BRIGHTON 3186	\$2,750,000	01/05/2024
2	43 Head St BRIGHTON 3186	\$2,530,000	04/05/2024
3	201/74 Well St BRIGHTON 3186	\$2,515,000	24/05/2024

**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:

28/05/2024 11:18



4   2.5   3

**Rooms:** 9  
**Property Type:** Townhouse  
**Land Size:** 252 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,450,000 - \$2,695,000  
**Median Townhouse Price**  
28/05/2023 - 27/05/2024: \$1,900,000

## Comparable Properties



**52 Warleigh Gr BRIGHTON 3186 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House



**43 Head St BRIGHTON 3186 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,530,000  
**Method:** Private Sale  
**Date:** 04/05/2024  
**Property Type:** Townhouse (Single)



**201/74 Well St BRIGHTON 3186 (REI)**

**Agent Comments**

3   4   2

**Price:** \$2,515,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** Apartment

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