

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

74 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 or range between \$1,700,000 & \$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median price \$3,200,000 *House *Unit Suburb or locality Brighton

Period - From As at 25/06/2021 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | |
|--------------------------------|-------------|------------|
| 1) 19 William St, Brighton | \$1,900,000 | 31/12/2021 |
| 2) 7 Clarkson Ave, Brighton | \$1,890,000 | 20/03/21 |
| 3) 2 Berwick St, Brighton | \$1,780,000 | 03/06/2021 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.