

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	205/103 Bay Street, Brighton Vic 3186
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Indicative selling price

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

Single price	\$795,000
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Median sale price

Median price	\$1,019,000	House		Unit	X	Suburb	Brighton
Period - From	01/01/2019	to	31/03/2019	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	5/43 Warleigh Gr BRIGHTON 3186	\$780,000	11/04/2019
2	208/437 Bay St BRIGHTON 3186	\$712,000	16/01/2019
3	109/437 Bay St BRIGHTON 3186	\$702,000	20/02/2019

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.



2 1 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$795,000
Median Unit Price
March quarter 2019: \$1,019,000

Comparable Properties



5/43 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Private Sale
Date: 11/04/2019
Rooms: -
Property Type: Apartment



208/437 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$712,000
Method: Private Sale
Date: 16/01/2019
Rooms: 4
Property Type: Apartment



109/437 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$702,000
Method: Private Sale
Date: 20/02/2019
Rooms: 4
Property Type: Apartment
Land Size: 1000 sqm approx