

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

229/380 Bay Street, Brighton Vic 3186

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$1,056,250

Property Type Unit

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

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	206/116 Martin St BRIGHTON 3186	\$640,000	02/07/2020
2	4/762b Hawthorn Rd BRIGHTON EAST 3187	\$635,000	25/06/2020
3	19/18-20 Cochrane St BRIGHTON 3186	\$635,000	29/05/2020

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:

14/10/2020 11:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$645,000

Median Unit Price

September quarter 2020: \$1,056,250

Comparable Properties

206/116 Martin St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$640,000

Method: Sale

Date: 02/07/2020

Property Type: Flat/Unit/Apartment (Res)

4/762b Hawthorn Rd BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$635,000

Method: Sale

Date: 25/06/2020

Property Type: Strata Unit/Flat



19/18-20 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$635,000

Method: Private Sale

Date: 29/05/2020

Property Type: Apartment