

# 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

G06/209-211 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)

Single price \$625,000

### Median sale price

Median price \$970,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2020

to 31/12/2020

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	106/317 New St BRIGHTON 3186	\$670,000	17/12/2020
2	229/380 Bay St BRIGHTON 3186	\$620,000	03/12/2020
3	227/380 Bay St BRIGHTON 3186	\$600,000	10/11/2020

**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:

03/03/2021 16:37



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$625,000  
**Median Unit Price**  
December quarter 2020: \$970,000

## Comparable Properties



**106/317 New St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 17/12/2020  
**Property Type:** Apartment



**229/380 Bay St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** Apartment



**227/380 Bay St BRIGHTON 3186 (VG)**

**Agent Comments**

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 10/11/2020  
**Property Type:** Flat/Unit/Apartment (Res)