

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

65A Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,875,000 Property Type House Suburb Brighton

Period - From 01/04/2021 to 30/06/2021 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	14a Downes Av BRIGHTON 3186	\$2,875,000	01/04/2021
2	3/30 Grosvenor St BRIGHTON 3186	\$2,650,000	03/07/2021
3	27a Anne Cr BRIGHTON 3186	\$2,560,000	03/07/2021

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: 15/09/2021 10:57



 4+
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  2

Property Type: House (New - Detached)

Land Size: 550 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2021: \$2,875,000

Comparable Properties



14a Downes Av BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

 4
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  4

Price: \$2,875,000

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 176 sqm approx



3/30 Grosvenor St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

 4
  3
  2

Price: \$2,650,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Townhouse (Res)



27a Anne Cr BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

 3
  2
  2

Price: \$2,560,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Townhouse (Res)

Land Size: 447 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139