

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

136/209 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Brighton

Period - From 08/06/2021 to 07/06/2022 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	213/79-81 Asling St BRIGHTON 3186	\$630,000	30/03/2022
2	209/79-81 Asling St BRIGHTON 3186	\$630,000	20/04/2022
3	209/103 Bay St BRIGHTON 3186	\$580,000	30/05/2022

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: 08/06/2022 12:18

Tas Bartels
9832 1123
0448 121 929
tas.bartels@marshallwhite.com.au



Property Type: House (Res)
Land Size: 3616 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
08/06/2021 - 07/06/2022: \$990,000

Comparable Properties



213/79-81 Asling St BRIGHTON 3186 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 30/03/2022
Property Type: Apartment



209/79-81 Asling St BRIGHTON 3186 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 20/04/2022
Property Type: Apartment



209/103 Bay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 30/05/2022
Property Type: Apartment