

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 65A Bay Street Brighton 3186

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$3,500,000 & \$3,650,000

## Median sale price

Median price \$2,880,000 Property type House Suburb Brighton  
Period - From 01/06/2023 to 30/09/2022 Source REIV

## Comparable property sales

**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
2 Vaucluse Street Brighton 3186	\$3,823,000	26/10/2023
3/18 Black Street Brighton 3186	\$3,600,000	26/10/2023
284 St Kilda Street Brighton 3186	\$3,600,000	25/10/2023

## 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: 14/11/2023