

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

G3/103 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$795,000 & \$830,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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 | 101/116 Martin St BRIGHTON 3186 | \$837,500 | 05/07/2023 |
| 2 | 2/103 Bay St BRIGHTON 3186 | \$825,000 | 12/04/2023 |
| 3 | 12/17 Pine Av ELWOOD 3184 | \$810,000 | 25/02/2023 |

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:

23/08/2023 19:12



Property Type:
Agent Comments

Indicative Selling Price
\$795,000 - \$830,000
Median Unit Price
June quarter 2023: \$1,310,000

Comparable Properties



101/116 Martin St BRIGHTON 3186 (VG)

Agent Comments



Price: \$837,500
Method: Sale
Date: 05/07/2023
Property Type: Flat/Unit/Apartment (Res)



2/103 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 12/04/2023
Property Type: Apartment



12/17 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Apartment

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