

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

8/28-30 BAY STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

2/95 ORMOND ESPLANADE ELWOOD VIC 3184	2926000	18-Sep-23
G02/74 WELL STREET BRIGHTON VIC 3186	2800000	13-Nov-23
102/157 CHURCH STREET BRIGHTON VIC 3186	2570000	07-Sep-23

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 6 months.

This Statement of Information was prepared on: 08 February 2024



**2/95 ORMOND ESPLANADE
ELWOOD VIC 3184**

 3  3  2

Sold Price **2926000** Sold Date **18-Sep-23**

Distance **1.71km**



**602/74 WELL STREET BRIGHTON
VIC 3186**

 3  3  2

Sold Price ^{RS} **2800000** ^{UN} Sold Date **13-Nov-23**

Distance **1.82km**



**102/157 CHURCH STREET
BRIGHTON VIC 3186**

 3  2  2

Sold Price **2570000** Sold Date **07-Sep-23**

Distance **1.57km**



**5/28-30 BAY STREET BRIGHTON
VIC 3186**

 3  2  2

Sold Price ^{RS} **2400000** ^{UN} Sold Date **16-Jun-23**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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