

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

96 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,267,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/06/2024 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	67 Lynch Cr BRIGHTON 3186	\$3,230,000	25/06/2024
2	128 Bay St BRIGHTON 3186	\$2,750,000	25/05/2024
3	35 Champion St BRIGHTON 3186	\$3,300,000	24/02/2024

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:

20/08/2024 12:57



4 1 2

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending June 2024: \$3,267,500

Comparable Properties



67 Lynch Cr BRIGHTON 3186 (REI)

Agent Comments

4 3 4

Price: \$3,230,000

Method: Private Sale

Date: 25/06/2024

Property Type: House (Res)

Land Size: 659 sqm approx



128 Bay St BRIGHTON 3186 (REI)

Agent Comments

3 2 3

Price: \$2,750,000

Method: Private Sale

Date: 25/05/2024

Property Type: House

Land Size: 436 sqm approx



35 Champion St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$3,300,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House

Land Size: 603 sqm approx

Account - Fredman Property Group