

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 38 Baird Street, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$1,550,000 & \$1,700,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------------|-------------|--------------|
| 1 | 65 Marriage Road Brighton East Vic 3187 | \$1,700,000 | 2023-10-09 |
| 2 | | | |
| 3 | 72 Teddington Road Hampton Vic 3188 | \$1,670,000 | 2023-06-17 |

This Statement of Information was prepared on:

