

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 53 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Brighton East

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	9 Grant St BRIGHTON EAST 3187	\$2,820,000	19/08/2023
2	22 Sunlight Cr BRIGHTON EAST 3187	\$2,675,000	26/08/2023
3	1 Garden Av BRIGHTON EAST 3187	\$2,650,000	29/07/2023

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: 28/08/2023 15:51



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  3

Property Type: House
Land Size: 680.103 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,750,000
Median House Price
 June quarter 2023: \$2,355,000

Comparable Properties



9 Grant St BRIGHTON EAST 3187 (REI)

Agent Comments

 4
  3
  3

Price: \$2,820,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 600 sqm approx



22 Sunlight Cr BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  2
  2

Price: \$2,675,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House
Land Size: 650 sqm approx



1 Garden Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  2
  2

Price: \$2,650,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 745 sqm approx

Account - Marshall White | P: 03 9822 9999