

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 57 Baird Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,300,000 & \$4,700,000

Median sale price

Median price \$2,877,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 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	40 Glencairn Av BRIGHTON EAST 3187	\$4,550,000	02/08/2023
2			
3			

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: 19/12/2023 15:38



Property Type:
Agent Comments

Indicative Selling Price
\$4,300,000 - \$4,700,000
Median House Price
September quarter 2023: \$2,877,500

Comparable Properties



40 Glencairn Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$4,550,000
Method: Private Sale
Date: 02/08/2023
Property Type: House
Land Size: 707 sqm approx

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.