

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

68a Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$1,337,500 Property Type Unit Suburb Brighton East

Period - From 01/10/2022 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 | 4/25 Cluden St BRIGHTON EAST 3187 | \$1,100,000 | 22/12/2023 |
| 2 | 2/119 Marriage Rd BRIGHTON EAST 3187 | \$1,050,000 | 28/10/2023 |
| 3 | 1/151 Were St BRIGHTON 3186 | \$945,000 | 18/11/2023 |

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:

09/01/2024 09:42



Property Type:
Divorce/Estate/Family Transfers
Land Size: 269 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$1,000,000
Median Unit Price
Year ending September 2023: \$1,337,500

Comparable Properties



4/25 Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 22/12/2023
Property Type: Unit



2/119 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit



1/151 Were St BRIGHTON 3186 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 18/11/2023
Property Type: Unit