Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	57a Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between	\$1,590,000	&	\$1,690,000

Median sale price

Median price	\$1,317,500	Pro	pperty Type Un	it		Suburb	Brighton East
Period - From	01/10/2019	to	30/09/2020	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2a Huntley Rd BRIGHTON EAST 3187	\$1,710,000	17/11/2020
2	18 Centre Rd BRIGHTON EAST 3187	\$1,657,000	19/02/2020
3	20a Robinson St BRIGHTON EAST 3187	\$1,600,000	04/04/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/12/2020 09:47













Property Type: Townhouse

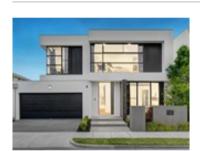
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price \$1,590,000 - \$1,690,000 **Median Unit Price**

Year ending September 2020: \$1,317,500

Comparable Properties



2a Huntley Rd BRIGHTON EAST 3187 (REI)





Agent Comments

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Price: \$1,710,000 Method: Private Sale

Date: 17/11/2020

Property Type: Townhouse (Single)



18 Centre Rd BRIGHTON EAST 3187 (REI/VG)







Price: \$1,657,000 Method: Private Sale Date: 19/02/2020

Property Type: Townhouse (Single) Land Size: 342 sqm approx



20a Robinson St BRIGHTON EAST 3187 (VG)



Method: Sale Date: 04/04/2020

Price: \$1,600,000

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200



