

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

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

Property Type Unit

Suburb Brighton East

Period - From 01/10/2019

to

30/09/2020

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	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 comparable properties 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



4 3 2

Property Type: Townhouse
(Single)
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

4 3 2

Price: \$1,710,000
Method: Private Sale
Date: 17/11/2020
Property Type: Townhouse (Single)



18 Centre Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

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)

Agent Comments

3 - -

Price: \$1,600,000
Method: Sale
Date: 04/04/2020
Property Type: Flat/Unit/Apartment (Res)