

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 78 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$2,135,000 Property Type House Suburb Brighton East

Period - From 01/04/2022 to 30/06/2022 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	36 Baird St BRIGHTON EAST 3187	\$2,495,000	19/05/2022
2	33 Durrant St BRIGHTON 3186	\$2,425,000	20/08/2022
3	9 Carr St BRIGHTON EAST 3187	\$2,360,000	04/06/2022

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: 01/09/2022 11:22



Property Type: House

Agent Comments

Comparable Properties



36 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,495,000

Method: Sold Before Auction

Date: 19/05/2022

Property Type: House (Res)

Land Size: 697 sqm approx



33 Durrant St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,425,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Land Size: 361 sqm approx



9 Carr St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,360,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 697 sqm approx