



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 688 sqm
[Agent Comments](#)

Indicative Selling Price
\$2,250,000 - \$2,300,000
Median House Price
March quarter 2017: \$1,840,000

Comparable Properties



40 Champion St BRIGHTON 3186 (REI)

[Agent Comments](#)

3 2 2

Price:
Method: Auction Sale
Date: 17/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 747 sqm



25 Were St BRIGHTON 3186 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,300,000
Method: Auction Sale
Date: 23/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm



12 Agnew St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,291,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 540 sqm

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

74 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,250,000

&

\$2,300,000

Median sale price

Median price \$1,840,000

House

X

Suburb

Brighton East

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
40 Champion St BRIGHTON 3186		17/12/2016
25 Were St BRIGHTON 3186	\$2,300,000	23/12/2016
12 Agnew St BRIGHTON EAST 3187	\$2,291,000	20/05/2017