

# 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 55 Baird Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,188,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 30/09/2024 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	12a Comer St BRIGHTON EAST 3187	\$2,751,000	02/05/2024
2			
3			

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: 21/10/2024 10:33



 4  2  3

**Property Type:** House  
**Land Size:** 682 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
Year ending September 2024: \$2,188,000

## Comparable Properties



12a Comer St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

 4  3  2

**Price:** \$2,751,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx

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.