

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 65 Baird Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$2,305,000 Property Type House Suburb Brighton East

Period - From 01/01/2022 to 31/12/2022 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	4 Campbell St BENTLEIGH 3204	\$2,300,000	18/12/2022
2	42 Baird St BRIGHTON EAST 3187	\$2,250,000	25/10/2022
3	20 Lagnicourt St HAMPTON 3188	\$2,210,000	30/11/2022

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: 22/03/2023 11:30



 3  2  3

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
Year ending December 2022: \$2,305,000

Comparable Properties



4 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  4

Price: \$2,300,000
Method: Sold Before Auction
Date: 18/12/2022
Property Type: House (Res)
Land Size: 697 sqm approx



42 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,250,000
Method: Private Sale
Date: 25/10/2022
Property Type: House (Res)
Land Size: 710 sqm approx



20 Lagnicourt St HAMPTON 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,210,000
Method: Sold Before Auction
Date: 30/11/2022
Property Type: House (Res)
Land Size: 649 sqm approx

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