

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 36 Baird Street, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$3,900,000 & \$4,100,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	22 Laburnum St, Brighton VIC	\$4,025,000	08/08/2024
2	31 Robinson St, Brighton East VIC	\$3,910,000	18/05/2024
3	40 Baird St, Brighton East VIC	\$3,930,000	07/05/2024

This Statement of Information was prepared on:

