

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 Vic 3186

Indicative selling price

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

Single price \$4,950,000

Median sale price

Median price \$3,290,000

Property Type House

Suburb Brighton

Period - From 25/05/2023

to 24/05/2024

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	53 Well St BRIGHTON 3186	\$5,300,000	13/03/2024
2	76 Were St BRIGHTON 3186	\$5,100,000	27/04/2024
3	7 Linacre Rd HAMPTON 3188	\$5,060,000	21/05/2024

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:

25/05/2024 15:59