

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 58 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 \$2,200,000 House X Unit Suburb Brighton East

Period - From 01/01/2018 to 31/03/2018 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	33 Glencairn Av BRIGHTON EAST 3187	\$2,517,000	14/04/2018
2	84 Baird St BRIGHTON EAST 3187	\$2,330,000	17/03/2018
3	9 Garden Av BRIGHTON EAST 3187	\$2,280,000	19/05/2018

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.



Rooms:
Property Type: Land
Land Size: 745 sqm approx
Agent Comments
VACANT LAND

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
March quarter 2018: \$2,200,000

Comparable Properties



33 Glencairn Av BRIGHTON EAST 3187 (REI)



Price: \$2,517,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Land
Land Size: 696 sqm approx

Agent Comments

This was a smaller vacant block backing onto the golf course.



84 Baird St BRIGHTON EAST 3187 (REI/VG)



Price: \$2,330,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments

This property was located on a smaller block in the same street, it had a house on the block which was in need of either updating or could be knocked down.



9 Garden Av BRIGHTON EAST 3187 (REI)



Price: \$2,280,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments

This property was located on slightly larger land and had an old house on the property. It was being marketed as land. The block backs onto no 58. Baird Street