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	25 Baird Street, Brighton Vic 3186

Indicative selling price

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

Single price $3,650,000

Median sale price

Median price $3,435,000 Property Type House Suburb Brighton

Period - From 31/01/2021 to 30/01/2022 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	2 Bronte Ct HAMPTON 3188	$3,696,000	06/11/2021
2	97 Male St BRIGHTON 3186	$3,685,000	24/11/2021
3	4 Hudson St HAMPTON 3188	$3,580,000	06/12/2021

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: 31/01/2022 09:13

25 Baird Street, Brighton Vic 3186



4 3 2

Rooms: 6
Property Type: House
Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
$3,650,000
Median House Price
31/01/2021 - 30/01/2022: $3,435,000

Comparable Properties

2 Bronte Ct HAMPTON 3188 (REI/VG)

4 2 3

Price: $3,696,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House
Land Size: 591 sqm approx

Agent Comments



97 Male St BRIGHTON 3186 (REI)

4 2 3

Price: $3,685,000
Method: Private Sale
Date: 24/11/2021
Property Type: House (Res)

Agent Comments



4 Hudson St HAMPTON 3188 (REI)

5 3 2

Price: $3,580,000
Method: Sold Before Auction
Date: 06/12/2021
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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