

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

11 Gleniffer Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,350,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2022 to 30/06/2023 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 | 6a Tatong Rd BRIGHTON EAST 3187 | \$1,420,000 | 19/05/2023 |
| 2 | 56a Hodder St BRIGHTON EAST 3187 | \$1,385,000 | 24/05/2023 |
| 3 | 2b Ratho Av BRIGHTON EAST 3187 | \$1,350,000 | 16/08/2023 |

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:

26/09/2023 09:59



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

Year ending June 2023: \$1,350,000

Comparable Properties



6a Tatong Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 19/05/2023

Property Type: Townhouse (Res)



56a Hodder St BRIGHTON EAST 3187 (REI) Agent Comments

3 2 2

Price: \$1,385,000

Method: Private Sale

Date: 24/05/2023

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



2b Ratho Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 16/08/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200