

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,380,000

### Median sale price

Median price

\$1,402,500

Property Type

Unit

Suburb

Brighton East

Period - From

01/04/2023

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	2/30 Flowerdale Rd HAMPTON EAST 3188	\$1,360,000	22/09/2023
3	1/2 Hornby St BRIGHTON EAST 3187	\$1,310,000	22/04/2023

**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:

08/10/2023 22:05



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,380,000

**Median Unit Price**

June quarter 2023: \$1,402,500

## 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)



**2/30 Flowerdale Rd HAMPTON EAST 3188 (REI)**   Agent Comments

3   2   3

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** Townhouse (Single)



**1/2 Hornby St BRIGHTON EAST 3187 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200