

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 45 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,475,000 Property Type House Suburb Brighton East

Period - From 01/01/2024 to 31/03/2024 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	27 Bourneville Av BRIGHTON EAST 3187	\$2,450,000	16/03/2024
2	9 Curzon St BRIGHTON EAST 3187	\$2,420,000	12/04/2024
3	26 Bourneville Av BRIGHTON EAST 3187	\$2,400,000	25/05/2024

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: 06/06/2024 14:56



Property Type: House
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 March quarter 2024: \$2,475,000

Comparable Properties



27 Bourneville Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,450,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Inferior home, unrenovated, no golf course access & views

9 Curzon St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,420,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)

Inferior home, no golf course access or views



26 Bourneville Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,400,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Smaller land, inferior home, unrenovated, no golf course access or views

Account - Marshall White | P: 03 9822 9999