

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

84 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$3,095,000

&

\$3,395,000

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	4 Plunket St BRIGHTON EAST 3187	\$3,500,000	02/12/2017
2	54 Canberra Gr BRIGHTON EAST 3187	\$3,475,000	13/02/2018
3	11 Sunlight Cr BRIGHTON EAST 3187	\$3,300,000	19/02/2018

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.



4 3 2

Rooms:

Property Type: House (Res)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$3,095,000 - \$3,395,000

Median House Price

March quarter 2018: \$2,200,000

Comparable Properties



4 Plunket St BRIGHTON EAST 3187 (VG)

Agent Comments

- - -

Price: \$3,500,000

Method: Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



54 Canberra Gr BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$3,475,000

Method: Sold Before Auction

Date: 13/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 805 sqm approx



11 Sunlight Cr BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$3,300,000

Method: Private Sale

Date: 19/02/2018

Rooms: -

Property Type: House