

## 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

32 GLENCAIRN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,335,000

Property type

House

Suburb

Brighton East

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 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 BAYVIEW ROAD BRIGHTON EAST VIC 3187	\$2,126,000	20-Oct-22
42 BAIRD STREET BRIGHTON EAST VIC 3187	\$2,250,000	27-Oct-22

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 6 months.

This Statement of Information was prepared on: 16 March 2023



**1 BAYVIEW ROAD BRIGHTON EAST** Sold Price **\$2,126,000** Sold Date **20-Oct-22**  
**VIC 3187**

4 2 2

Distance **2.46km**



**42 BAIRD STREET BRIGHTON EAST** Sold Price **\$2,250,000** Sold Date **27-Oct-22**  
**VIC 3187**

3 1 -

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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