

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 80 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,680,000 & \$3,780,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 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	2 Glencairn Av BRIGHTON EAST 3187	\$4,220,000	21/10/2023
2	20 Lucas St BRIGHTON EAST 3187	\$3,795,000	23/08/2023
3	6 Davies St BRIGHTON EAST 3187	\$3,610,000	26/08/2023

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: 07/02/2024 10:29



4 2 2

Property Type: House (Res)
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$3,680,000 - \$3,780,000
Median House Price
Year ending December 2023: \$2,450,000

Comparable Properties



2 Glencairn Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 4 4

Price: \$4,220,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 772 sqm approx



20 Lucas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$3,795,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: House (Res)
Land Size: 660 sqm approx



6 Davies St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 2

Price: \$3,610,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 630 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598