

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

15 Grantham Court, Brighton Vic 3186

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$3,205,000

Property Type House

Suburb Brighton

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	5 Cecil St BRIGHTON EAST 3187	\$1,350,000	19/06/2023
2	51 Lantana Rd GARDENVALE 3185	\$1,300,000	20/05/2023
3	40 Clonaig St BRIGHTON EAST 3187	\$1,250,000	25/09/2023

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:

11/10/2023 14:37



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2023: \$3,205,000

Comparable Properties



5 Cecil St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 19/06/2023

Property Type: Townhouse (Single)



51 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

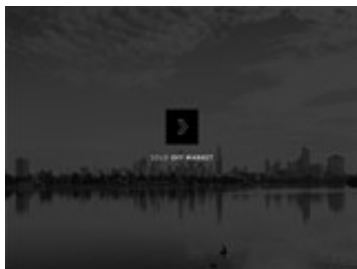
3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House



40 Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 2

Price: \$1,250,000

Method: Private Sale

Date: 25/09/2023

Property Type: Villa

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372