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

1/22 Gleniffer Avenue, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,374,000	Pro	operty Type	Unit			Suburb	Brighton East
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/2 Kinross St HAMPTON EAST 3188	\$1,100,000	15/01/2025
2	46 Fromer St BENTLEIGH 3204	\$1,085,000	12/12/2024
3	1a Dumaresq St BRIGHTON EAST 3187	\$1,200,000	07/12/2024

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:

03/02/2025 20:16









Rooms: 5 Property Type: Unit Land Size: 364sqm sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price Year ending December 2024: \$1,374,000

Agent Comments

Agent Comments

Comparable Properties



Price: \$1,100,000 Method: Sold Before Auction Date: 15/01/2025 Property Type: Unit

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46 Fromer St BENTLEIGH 3204 (REI/VG)

2/2 Kinross St HAMPTON EAST 3188 (REI)

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Price: \$1,085,000 Method: Private Sale Date: 12/12/2024 Property Type: House (Res) Land Size: 400 sqm approx



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



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