

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

41 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Brighton East

Period - From 14/10/2023 to 13/10/2024 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	34 Camperdown St BRIGHTON EAST 3187	\$2,635,000	06/10/2024
2	14 Banks Av HAMPTON 3188	\$2,795,000	24/07/2024
3	49 Glencairn Av BRIGHTON EAST 3187	\$2,695,000	28/06/2024

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: 14/10/2024 10:14



 4  3  2

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
14/10/2023 - 13/10/2024: \$2,200,000

Comparable Properties



34 Camperdown St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  3

Price: \$2,635,000
Method: Sold After Auction
Date: 06/10/2024
Property Type: House
Land Size: 720 sqm approx



14 Banks Av HAMPTON 3188 (VG)

Agent Comments

 3  -  -

Price: \$2,795,000
Method: Sale
Date: 24/07/2024
Property Type: House (Res)
Land Size: 656 sqm approx



49 Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$2,695,000
Method: Private Sale
Date: 28/06/2024
Property Type: House (Res)
Land Size: 657 sqm approx

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