

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

14A Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Brighton East

Period - From 11/01/2020 to 10/01/2021 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 | 268 Dendy St BRIGHTON EAST 3187 | \$1,700,000 | 13/11/2020 |
| 2 | 4 Raymond Ct BRIGHTON EAST 3187 | \$1,650,000 | 14/11/2020 |
| 3 | | | |

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: 11/01/2021 16:01

14A Glencairn Avenue, Brighton East Vic 3187

**Jellis
Craig**

Melina Scriva

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

11/01/2020 - 10/01/2021: \$1,950,000



 4  3  2

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



268 Dendy St BRIGHTON EAST 3187 (REI/VG) Agent Comments

 3  2  2

Price: \$1,700,000

Method: Private Sale

Date: 13/11/2020

Property Type: House

Land Size: 458 sqm approx



4 Raymond Ct BRIGHTON EAST 3187 (REI) Agent Comments

 3  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House

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.

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.