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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,950,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	11/01/2020	to	10/01/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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





Melina Scriva

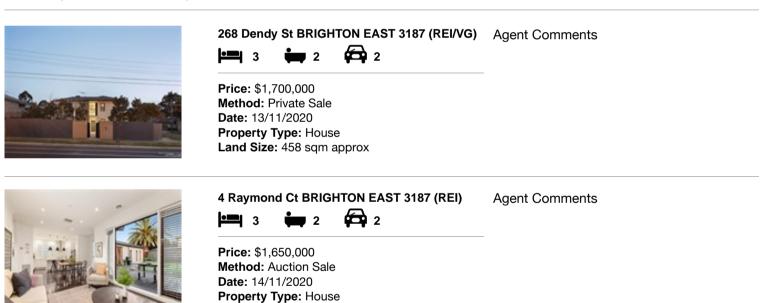




Property Type: House (Res) Land Size: 400 sqm approx Agent Comments 9194 1200 0419 348 606 melinascriva@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 11/01/2020 - 10/01/2021: \$1,950,000

Comparable Properties



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.