

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

18 Garden Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$3,700,000

&

\$3,900,000

Median sale price

Median price

\$2,312,500

Property Type

House

Suburb

Brighton East

Period - From

01/01/2022

to

31/03/2022

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		
2		
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:

02/06/2022 17:38

18 Garden Avenue, Brighton East Vic 3187



Kosta Mesaritis
9593 4500
0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

March quarter 2022: \$2,312,500



4 3 2

Property Type: House

Agent Comments

Bespoke four bedroom plus study three bathroom Hamptons inspired home with three superb entertaining zones (gas fire), an amazing stone kitchen with Falcon/Miele appliances and butler's pantry, golf course views, barbecue kitchen, pool and double auto garage. Quiet location adjoining Brighton Golf Course.

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 9593 4500 | F: 03 9557 7604



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