

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 43 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,482,500 House X Unit Suburb Brighton East

Period - From 01/01/2019 to 31/03/2019 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	4 Lysander St BRIGHTON EAST 3187	\$1,650,000	16/02/2019
2	17 Plunket St BRIGHTON EAST 3187	\$1,640,000	23/05/2019
3	5 Violet Cr BRIGHTON EAST 3187	\$1,535,000	16/03/2019

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.



3 1 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2019: \$1,482,500

Comparable Properties



4 Lysander St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,650,000
Method: Auction Sale
Date: 16/02/2019
Rooms: 5
Property Type: House
Land Size: 713 sqm approx



17 Plunket St BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 2

Price: \$1,640,000
Method: Sold Before Auction
Date: 23/05/2019
Rooms: -
Property Type: House (Res)



5 Violet Cr BRIGHTON EAST 3187 (REI) **Agent Comments**

4 2 2

Price: \$1,535,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)