

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

3 Canberra Grove, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$2,270,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2020

to

30/09/2021

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	21 Canberra Gr BRIGHTON EAST 3187	\$2,300,000	18/07/2021
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:

17/11/2021 11:08

3 Canberra Grove, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

Year ending September 2021: \$2,270,000



3 2

Property Type: House

Land Size: 472.032 sqm approx

Agent Comments

Comparable Properties



21 Canberra Gr BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$2,300,000

Method: Private Sale

Date: 18/07/2021

Property Type: House

Land Size: 604 sqm approx

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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