

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

1b/18 Gleniffer Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,755,000

Property Type Townhouse

Suburb Brighton East

Period - From 19/09/2021

to

18/09/2022

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	1a Dart St HIGHETT 3190	\$1,100,000	02/04/2022
2	5/8 Keiller St HAMPTON EAST 3188	\$1,040,000	27/05/2022
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:

19/09/2022 13:38

1b/18 Gleniffer Avenue, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

19/09/2021 - 18/09/2022: \$1,755,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1a Dart St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 02/04/2022

Property Type: Townhouse (Res)

Land Size: 277 sqm approx



5/8 Keiller St HAMPTON EAST 3188 (VG)

Agent Comments

2 - -

Price: \$1,040,000

Method: Sale

Date: 27/05/2022

Property Type: Flat/Unit/Apartment (Res)

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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