

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

32 Elm Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$3,177,500

Property Type House

Suburb Brighton

Period - From 01/01/2021

to

31/12/2021

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	40 Kingsley St ELWOOD 3184	\$3,100,000	06/09/2021
2	138 Cochrane St BRIGHTON 3186	\$3,067,500	30/10/2021
3	40 Orchard St BRIGHTON 3186	\$2,800,000	27/11/2021

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:

14/02/2022 12:59



3 2 2

Property Type: House
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,200,000
Median House Price
Year ending December 2021: \$3,177,500

Comparable Properties



40 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$3,100,000
Method: Private Sale
Date: 06/09/2021
Property Type: House
Land Size: 300 sqm approx



138 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$3,067,500
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 620 sqm approx



40 Orchard St BRIGHTON 3186 (REI)

Agent Comments

3 3 2

Price: \$2,800,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 431 sqm approx