

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

14D Gleniffer 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

&

\$1,625,000

Median sale price

Median price

\$1,570,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/04/2022

to

30/06/2022

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	1/14e Gleniffer Av BRIGHTON EAST 3187	\$1,800,000	22/04/2022
2	21B Keith St HAMPTON EAST 3188	\$1,750,000	28/05/2022
3	5/14a Gleniffer Av BRIGHTON EAST 3187	\$1,600,000	29/06/2022

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:

05/10/2022 15:43



4 3 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,625,000

Median Unit Price

June quarter 2022: \$1,570,000

Comparable Properties



1/14e Gleniffer Av BRIGHTON EAST 3187 (REI) **Agent Comments**

4 3 3

Price: \$1,800,000

Method: Private Sale

Date: 22/04/2022

Property Type: House



21B Keith St HAMPTON EAST 3188 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,750,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



5/14a Gleniffer Av BRIGHTON EAST 3187 (REI) **Agent Comments**

3 3 4

Price: \$1,600,000

Method: Private Sale

Date: 29/06/2022

Property Type: House