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

21 Canberra Grove, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$2,217,500	Pro	operty Type	Hous	se		Suburb	Brighton East
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Arnold Rd BRIGHTON EAST 3187	\$2,135,000	22/05/2021
2	14 Cheeseman Av BRIGHTON EAST 3187	\$2,053,000	30/03/2021
3	4 Sunlight Cr BRIGHTON EAST 3187	\$2,185,000	27/03/2021

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:

15/07/2021 11:06









Property Type: Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price March quarter 2021: \$2,217,500

Comparable Properties



3 Arnold Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,135,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res) Land Size: 728 sqm approx



14 Cheeseman Av BRIGHTON EAST 3187 (VG) Agent Comments



Price: \$2,053,000 Method: Sale Date: 30/03/2021 Property Type: House (Res) Land Size: 605 sqm approx



4 Sunlight Cr BRIGHTON EAST 3187 (REI)



Price: \$2,185,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 754 sqm approx

Account - Jellis Craig | P: 03 9194 1200



property data com au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments