

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 consumer.vic.gov.au/underquoting

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,217,500

Property Type House

Suburb Brighton East

Period - From 01/01/2021

to

31/03/2021

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	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:

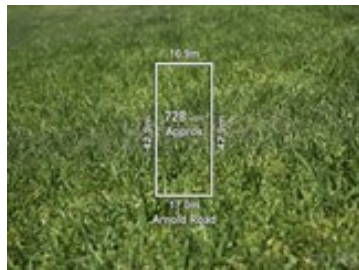
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Property Type:
Agent Comments

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) Agent Comments



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