



3 2 2

Rooms:
Property Type: Townhouse
Agent Comments

Claudio Perruzza
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Indicative Selling Price
\$830,000 - \$900,000
Median House Price
June quarter 2017: \$1,925,000

Comparable Properties



2/19 Hemming St BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 2

Price: \$880,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 4
Property Type: Unit
Land Size: 300 sqm approx



9a Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$872,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



4/19 Thomas St BRIGHTON EAST 3187 (REI) **Agent Comments**

2 1 1

Price: \$820,000
Method: Auction Sale
Date: 19/02/2017
Rooms: 3
Property Type: Unit
Land Size: 115 sqm approx

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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	3/18 Gleniffer Avenue, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$830,000	&	\$900,000
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Median sale price

Median price	\$1,925,000	House	X	Suburb	Brighton East
Period - From	01/04/2017	to	30/06/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/19 Hemming St BRIGHTON EAST 3187	\$880,000	11/02/2017
9a Mitchell St BENTLEIGH 3204	\$872,000	25/03/2017
4/19 Thomas St BRIGHTON EAST 3187	\$820,000	19/02/2017