

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

5 Talofa Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,950,000

&

\$3,245,000

Median sale price

Median price \$1,823,000

Property Type House

Suburb Brighton East

Period - From 01/10/2019

to 30/09/2020

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	17 Plunket St BRIGHTON EAST 3187	\$3,300,000	31/10/2020
2	11a Summerhill Rd BRIGHTON EAST 3187	\$3,235,000	13/09/2020
3			

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:

17/11/2020 20:11

5 Talofa Avenue, Brighton East Vic 3187

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$2,950,000 - \$3,245,000

Median House Price

Year ending September 2020: \$1,823,000



4 3 3

Rooms: 8

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Bespoke new 4 bedroom + study 3.5 bathroom Hamptons style stand-alone abode. Evoking superb quality with its European Oak floors, Italian Elba marble benchtops & Italian porcelain, this gorgeous home enjoys 3 entertaining zones (gas fire) including a conservatory style north facing living; luxe kitchen (butler's pantry, Gaggenau appliances); a BBQ terrace & solar heated pool in the landscaped north facing garden & a double auto garage (auto gates). Leafy cul de sac, walk to St Finbars, Brighton PS, Brighton Sec College & parks.

Comparable Properties



17 Plunket St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 4

Price: \$3,300,000

Method: Private Sale

Date: 31/10/2020

Property Type: House



11a Summerhill Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 3

Price: \$3,235,000

Method: Private Sale

Date: 13/09/2020

Property Type: House

Land Size: 648 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.