

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 49 Glencairn Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,080,000 & \$2,280,000

Median sale price

Median price \$1,835,000 Property Type House Suburb Brighton East

Period - From 01/04/2020 to 30/06/2020 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	38 South Rd BRIGHTON 3186	\$2,150,000	04/07/2020
2	39 Shasta Av BRIGHTON EAST 3187	\$2,150,000	13/05/2020
3	30 Centre Rd BRIGHTON EAST 3187	\$2,080,000	18/04/2020

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.~~

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Indicative Selling Price

\$2,080,000 - \$2,280,000

Median House Price

June quarter 2020: \$1,835,000



Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



38 South Rd BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,150,000

Method: Sold Before Auction

Date: 04/07/2020

Property Type: House (Res)

Land Size: 540 sqm approx



39 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,150,000

Method: Private Sale

Date: 13/05/2020

Property Type: House

Land Size: 815 sqm approx



30 Centre Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,080,000

Method: Auction Sale

Date: 18/04/2020

Property Type: House

Land Size: 613 sqm approx