

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 Gatehouse Place, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,875,000

Property Type House

Suburb Brighton

Period - From 01/04/2021

to

30/06/2021

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 Seaview Av BRIGHTON 3186	\$2,300,000	29/06/2021
2	4 Parkview Rd BRIGHTON EAST 3187	\$2,215,000	26/06/2021
3	61 Male St BRIGHTON 3186	\$2,150,000	17/07/2021

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:

07/10/2021 13:36

3 Gatehouse Place, Brighton Vic 3186

Jellis Craig

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2021: \$2,875,000



3 2 3

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3 Seaview Av BRIGHTON 3186 (REI)

Agent Comments

3 3 3

Price: \$2,300,000

Method: Sold Before Auction

Date: 29/06/2021

Property Type: House



4 Parkview Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

5 2 2

Price: \$2,215,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 633 sqm approx



61 Male St BRIGHTON 3186 (REI)

Agent Comments

3 2 4

Price: \$2,150,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200



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