

# 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

8 Elizabeth Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000 & \$1,730,000

### Median sale price

Median price \$2,525,000 Property Type House Suburb Brighton East

Period - From 01/07/2021 to 30/09/2021 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	9a Glen Orme Av MCKINNON 3204	\$1,710,000	03/11/2021
2	12a Lucas St CAULFIELD SOUTH 3162	\$1,700,000	11/11/2021
3	4 Sheffield St CAULFIELD SOUTH 3162	\$1,675,000	11/11/2021

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:

25/11/2021 08:30

8 Elizabeth Street, Brighton East Vic 3187

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,680,000 - \$1,730,000

**Median House Price**

September quarter 2021: \$2,525,000



4   2   1

**Property Type:** House

**Agent Comments**

Multi-dimensional 4 bedroom + study 2 bathroom Art Deco haven featuring 2 sumptuous living areas (gas log fire + OFP), an eat-in stone kitchen (cocktail bar), an external 4th bed/studio, 2 decks, spa & BBQ kitchen in tropical gardens; & a secure carport. Near Landcox Park.

## Comparable Properties



**9a Glen Orme Av MCKINNON 3204 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 03/11/2021

**Property Type:** House (Res)

**Land Size:** 384 sqm approx



**12a Lucas St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

2   1   2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 11/11/2021

**Property Type:** House (Res)

**Land Size:** 571 sqm approx



**4 Sheffield St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,675,000

**Method:** Sold Before Auction

**Date:** 11/11/2021

**Property Type:** House

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



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