

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

11 Gleniffer Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,230,000

&

\$1,280,000

Median sale price

Median price \$1,337,500

Property Type Unit

Suburb Brighton East

Period - From 01/10/2022

to 30/09/2023

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	2/10 Vincent St BRIGHTON EAST 3187	\$1,280,000	30/08/2023
2	5/31-35 Wickham Rd HAMPTON EAST 3188	\$1,265,000	26/08/2023
3	8 Baylon St BENTLEIGH 3204	\$1,225,000	07/10/2023

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:

30/10/2023 09:24

11 Gleniffer Avenue, Brighton East Vic 3187

**Jellis
Craig**

Michael Minic
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Indicative Selling Price

\$1,230,000 - \$1,280,000

Median Unit Price

Year ending September 2023: \$1,337,500



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/10 Vincent St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Townhouse (Res)



5/31-35 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,265,000

Method: Private Sale

Date: 26/08/2023

Property Type: Townhouse (Single)



8 Baylon St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,225,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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