# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	11 Gleniffer Avenue, Brighton East Vic 3187
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,230,000 & \$1,280,000	Range between	\$1,230,000	&	\$1,280,000
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### Median sale price

Median price	\$1,337,500	Pro	perty Type Ur	it		Suburb	Brighton East
Period - From	01/10/2022	to	30/09/2023	Sc	urce	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

Add	dress 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 comparableproperties 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





Michael Minic 9194 1200 0401 445 588 michaelminic@jelliscraig.com.au

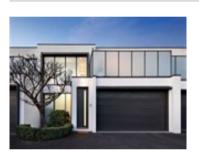
Indicative Selling Price \$1,230,000 - \$1,280,000 Median Unit Price Year ending September 2023: \$1,337,500



Property Type: Townhouse (Res)

**Agent Comments** 

# Comparable Properties



2/10 Vincent St BRIGHTON EAST 3187 (REI)

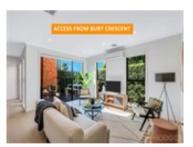
Price: \$1,280,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Townhouse (Res)

Agent Comments



5/31-35 Wickham Rd HAMPTON EAST 3188

(REI)

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Price: \$1,265,000 Method: Private Sale Date: 26/08/2023

Property Type: Townhouse (Single)

**Agent Comments** 



8 Baylon St BENTLEIGH 3204 (REI)

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Price: \$1,225,000 Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



