

# 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 11/12 Gleniffer Avenue, 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)

Single price \$649,000 or range between &

### Median sale price

Median price \$1,246,000 Property type Unit Suburb BRIGHTON EAST  
Period - From 02/11/2022 to 01/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/12 Gleniffer Avenue Brighton East Vic 3187	\$670,000	2023-05-15
2	102/32 Mavho Street Bentleigh Vic 3204	\$695,000	2023-05-17
3	4/15 Central Avenue Moorabbin Vic 3189	\$743,000	2023-08-08

This Statement of Information was prepared on: 02/11/2023

