

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 \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,615,000 Property Type Townhouse Suburb Brighton East

Period - From 11/09/2022 to 10/09/2023 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	20 Centre Rd BRIGHTON EAST 3187	\$1,630,000	03/06/2023
2	1/1-3 Landcox St BRIGHTON EAST 3187	\$1,585,000	24/06/2023
3	52 Clive St BRIGHTON EAST 3187	\$1,570,000	17/05/2023

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:

11/09/2023 16:20



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

11/09/2022 - 10/09/2023: \$1,615,000

Comparable Properties



20 Centre Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 3 2

Price: \$1,630,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



1/1-3 Landcox St BRIGHTON EAST 3187 (REI) Agent Comments

3 2 4

Price: \$1,585,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)



52 Clive St BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 2 4

Price: \$1,570,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: House (Res)

Land Size: 361 sqm approx

Account - Jellis Craig | P: 03 9194 1200