

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 53 Gardenvale Road, Brighton Vic 3186

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$3,002,500 Property Type House Suburb Brighton

Period - From 01/10/2023 to 31/12/2023 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	18 Coronation St BRIGHTON EAST 3187	\$1,895,000	21/08/2023
2	105 Asling St BRIGHTON 3186	\$1,840,000	11/11/2023
3	18 Hopetoun St ELSTERNWICK 3185	\$1,790,000	04/10/2023

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: 19/02/2024 16:22



3 2 1

Property Type: House
Land Size: 391 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2023: \$3,002,500

Comparable Properties



18 Coronation St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 -

Price: \$1,895,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 336 sqm approx



105 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,840,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 374 sqm approx



18 Hopetoun St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 -

Price: \$1,790,000
Method: Auction Sale
Date: 04/10/2023
Property Type: House (Res)
Land Size: 444 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139