

# 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 80 Glencairn 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)

Range between \$3,650,000 & \$3,790,000

### Median sale price

Median price \$2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 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	23 Binnie St BRIGHTON EAST 3187	\$3,850,000	25/10/2023
2	17 Retreat Rd HAMPTON 3188	\$3,840,000	14/10/2023
3	20 Lucas St BRIGHTON EAST 3187	\$3,795,000	23/08/2023

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: 09/01/2024 13:14

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**Indicative Selling Price**

\$3,650,000 - \$3,790,000

**Median House Price**

September quarter 2023: \$2,720,000



**Rooms:** 9

**Property Type:** House

**Land Size:** 616.031 sqm approx

**Agent Comments**

RENOVATED IN 5 STAR RESORT STYLE, THIS IMPRESSIVE 4 BED, 2 STUDY 2.5 BATH HOME OFFERS STATE-OF-THE-ART FAMILY LIVING IN A ONCE-IN-A-LIFETIME DENDY PARK LOCATION WITH VAST FORMAL, CASUAL, 1ST-FLR & POOLSIDE AL FRESCO ZONES AGAINST A BACKDROP OF SPECTACULAR BUSHLAND & DENDY PARK VIEWS

## Comparable Properties



**23 Binnie St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$3,850,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**17 Retreat Rd HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$3,840,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**20 Lucas St BRIGHTON EAST 3187 (RE/VG)**

**Agent Comments**



**Price:** \$3,795,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** House (Res)

**Land Size:** 660 sqm approx

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