

# 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

33b Glencairn Avenue, Brighton East Vic 3187
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,295,000
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### Median sale price

Median price

\$1,752,500
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Property Type

House
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Suburb

Brighton East
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Period - From

01/10/2019
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to

31/12/2019
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Source

REIV
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### 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	13 Gillard St BRIGHTON EAST 3187	\$2,500,000	14/03/2020
2	50 Mills St HAMPTON 3188	\$2,450,000	29/02/2020
3	5 Eise Ct BRIGHTON EAST 3187	\$2,445,000	30/11/2019

**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:

17/03/2020 14:02
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33b Glencairn Avenue, Brighton East Vic 3187



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,295,000  
**Median House Price**  
December quarter 2019: \$1,752,500

## Comparable Properties



**13 Gillard St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx



**50 Mills St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,450,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**5 Eise Ct BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,445,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 872 sqm approx

Account - Watermark Real Estate | P: 03 8564 8452



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.