

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 57 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)

Single price \$ 2,314,880

or range between \$

&

\$

### Median sale price

Median price \$ 1,800,000

House

Unit

Suburb

BRIGHTON EAST

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

### Comparable property sales

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
43 Bourneville Avenue, BRIGHTON EAST VIC 3187	\$ 2,120,000	19/03/2019
28 WELWYN AVENUE, BRIGHTON EAST VIC 3187	\$ 2,250,000	07/12/2018
10 RETREAT ROAD, HAMPTON VIC 3188	\$ 1,620,000	30/11/2018