Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including sub	ddress urb and stcode	4 Glendora Avenue, Brighton Vic 3186								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	n \$1,750,000			&			\$1,925,000			
Median sale price										
Median price	\$2,906,0	000	Но	ouse	Х		Sul	burb	Brighton	
Period - From	01/01/20)17	to	31/0	3/2017	,	Source	REIV	,	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
56 Asling St BRIGHTON 3186	\$1,990,000	22/04/2017
138 Bay St BRIGHTON 3186	\$1,900,000	20/05/2017
106 Mitford St ELWOOD 3184	\$1,750,000	24/02/2017

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

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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.

