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	2 Alverna Grove, Brighton Vic 3186

Indicative selling price

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

Single price $3,300,000

Median sale price

Median price $3,162,750 Property Type House Suburb Brighton

Period - From 01/01/2023 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 Grandview Rd BRIGHTON 3186	$3,255,000	29/11/2023
2	5 Warriston St BRIGHTON 3186	$3,250,000	31/12/2023
3	4 May St BRIGHTON 3186	$3,155,000	24/11/2023

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: 18/03/2024 17:20

2 Alverna Grove, Brighton Vic 3186

Simone Howell
91941200
0419 542 978
simonehowell@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000
Median House Price
Year ending December 2023: $3,162,750

Comparable Properties



18 Grandview Rd BRIGHTON 3186 (REI/VG)

5 3 3

Price: $3,255,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 603 sqm approx

Agent Comments



5 Warriston St BRIGHTON 3186 (REI)

4 2 2

Price: $3,250,000
Method: Private Sale
Date: 31/12/2023
Property Type: House
Land Size: 579 sqm approx

Agent Comments



4 May St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $3,155,000
Method: Private Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

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