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	15 Grantham Court, Brighton Vic 3186

Indicative selling price

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

Single price $1,329,000

Median sale price

Median price $2,877,500 Property Type House Suburb Brighton

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	5/67 William St BRIGHTON 3186	$1,380,000	08/06/2023
2	51 Lantana Rd GARDENVALE 3185	$1,300,000	20/05/2023
3	40 Clonaig St BRIGHTON EAST 3187	$1,250,000	25/09/2023

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: 16/10/2023 11:09

15 Grantham Court, Brighton Vic 3186



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,329,000
Median House Price
September quarter 2023: $2,877,500

Comparable Properties



5/67 William St BRIGHTON 3186 (REI/VG)

3 1 2

Price: $1,380,000
Method: Private Sale
Date: 08/06/2023
Property Type: Unit
Land Size: 264 sqm approx

Agent Comments

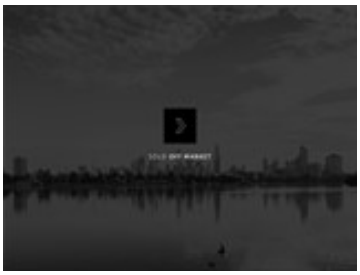


51 Lantana Rd GARDENVALE 3185 (REI)

3 1 2

Price: $1,300,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House

Agent Comments



40 Clonaig St BRIGHTON EAST 3187 (REI)

2 1 2

Price: $1,250,000
Method: Private Sale
Date: 25/09/2023
Property Type: Villa

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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