

# 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 3/9 Glyndon Avenue, Brighton Vic 3186

### Indicative selling price

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

Range between \$4,500,000 & \$4,950,000

### Median sale price

Median price \$1,160,000 Property type Unit Suburb Brighton

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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
3 Chatsworth Avenue, Brighton	\$5,000,000	12/03/2021
1/5 Brandon Close, Brighton	\$4,600,000	04/10/2020
4/200 Esplanade, Brighton	\$4,500,000	25/12/2020

This Statement of Information was prepared on: 25 March 2021