

# 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

12a Clive Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,327,500

Property Type Unit

Suburb Brighton East

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	4/25 Cluden St BRIGHTON EAST 3187	\$1,110,000	22/12/2023
2	2/119 Marriage Rd BRIGHTON EAST 3187	\$1,050,000	28/10/2023
3	6 Montgomery St BRIGHTON EAST 3187	\$1,050,000	07/10/2023

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:

06/03/2024 10:15

12a Clive Street, Brighton East Vic 3187

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

Year ending December 2023: \$1,327,500



 2  1  2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**4/25 Cluden St BRIGHTON EAST 3187 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$1,110,000

**Method:** Sale

**Date:** 22/12/2023

**Property Type:** Flat/Unit/Apartment (Res)



**2/119 Marriage Rd BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit



**6 Montgomery St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 2  1  3

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit

**Land Size:** 214 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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