## 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									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$1,327,500	Pro	operty Type	Unit			Suburb	Brighton East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress 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





Trent Collie

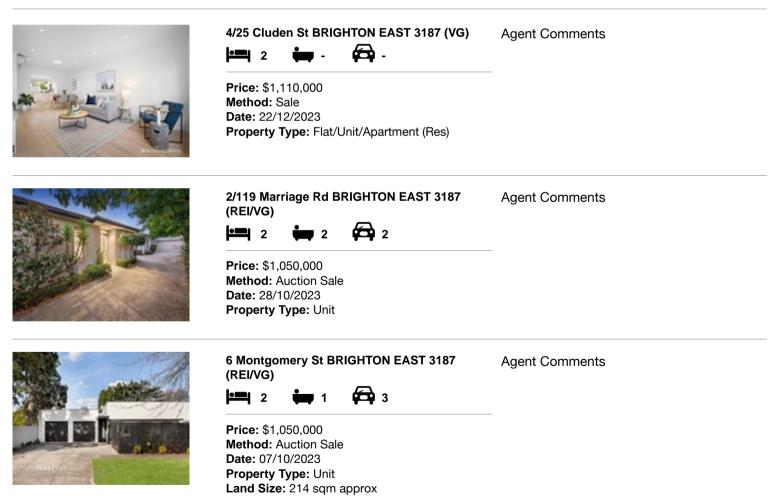




Property Type: Unit Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au Indicative Selling Price

\$950,000 - \$1,045,000 **Median Unit Price** Year ending December 2023: \$1,327,500

# **Comparable Properties**



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





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