

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

4/8 Clarkson Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,288,500

Property Type Unit

Suburb Brighton

Period - From 01/10/2021

to 30/09/2022

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	8/232-234 Bay St BRIGHTON 3186	\$950,000	08/10/2022
2	147b Male St BRIGHTON 3186	\$900,000	21/10/2022
3	27/149 Male St BRIGHTON 3186	\$893,000	31/08/2022

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:

28/11/2022 12:07



 3  1  2

Property Type:
Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

Year ending September 2022: \$1,288,500

Comparable Properties



8/232-234 Bay St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit



147b Male St BRIGHTON 3186 (REI)

Agent Comments

 2  2  2

Price: \$900,000
Method: Private Sale
Date: 21/10/2022
Property Type: Townhouse (Single)



27/149 Male St BRIGHTON 3186 (REI)

Agent Comments

 2  2  1

Price: \$893,000
Method: Private Sale
Date: 31/08/2022
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300