

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

1/43 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,255,000

House

Unit

X

Suburb Brighton East

Period - From 01/10/2017

to

31/12/2017

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		
2		
3		

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.

1/43 Cluden Street, Brighton East Vic 3187



3 2 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Unit Price
December quarter 2017: \$1,255,000

Comparable Properties



2/16 Wairoa Av BRIGHTON EAST 3187
(REI/VG)

Agent Comments

3 2 2

Price: \$1,355,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 223 sqm approx



19b Camperdown St BRIGHTON EAST 3187
(REI)

Agent Comments

3 2 2

Price: \$1,346,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 215 sqm approx

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.