

# 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

54 Clinton Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$2,217,500 Property Type House Suburb Brighton East

Period - From 01/01/2021 to 31/03/2021 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	14 Caramar Av BRIGHTON EAST 3187	\$1,906,000	27/02/2021
2	18 Valanne St BRIGHTON EAST 3187	\$1,865,000	08/05/2021
3	30 Grant St BRIGHTON EAST 3187	\$1,830,000	17/04/2021

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:

21/05/2021 13:19



2   
 1   
 2

**Rooms:** 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 592 sqm approx

**Agent Comments**

Sunny, solid-brick treasure adjoining Little Brighton Reserve. In a quiet cul de sac with 2 street frontages and on 592sqm with scope to renovate, rebuild or develop townhouses (STCA), this north-facing heart-warmer features 2 bedrooms (bay window in master), 2 spacious living areas (potential 3rd bedroom), Tasmanian Oak kitchen, ducted heating, ROW to 2nd driveway & carport. In Gardenvale PS & Brighton Secondary College zones, walk to transport, trendy cafes, and Allnutt Park or Landcox Park along the Elster Creek Trail.

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

March quarter 2021: \$2,217,500

## Comparable Properties



**14 Caramar Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,906,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**18 Valanne St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,865,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)



**30 Grant St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 464 sqm approx