

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

27a Clinton Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,482,500

House

X

Unit

Suburb Brighton East

Period - From 01/01/2019

to

31/03/2019

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	16a Hopkins St MCKINNON 3204	\$1,410,000	01/12/2018
2	13a Ocean St ORMOND 3204	\$1,260,000	08/05/2019
3	43b Mcarthur St BENTLEIGH 3204	\$1,253,000	30/03/2019

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.~~



 4  2  2

Rooms:

Property Type:

Land Size: 355 sqm approx

Agent Comments

Comparable Properties



16a Hopkins St MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Townhouse (Res)



13a Ocean St ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,260,000

Method: Private Sale

Date: 08/05/2019

Rooms: -

Property Type: Townhouse (Single)



43b Mcarthur St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,253,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Townhouse (Res)