

## 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 9 Cluden 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)

Single price \$2,500,000

#### Median sale price

Median price \$1,880,000 House X Unit 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.



4   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 767 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000  
**Median House Price**  
December quarter 2017: \$1,880,000

## Comparable Properties



**4 Waverley St BRIGHTON EAST 3187 (REI/VG)**   **Agent Comments**

4   3   2

**Price:** \$2,870,000  
**Method:** Private Sale  
**Date:** 27/09/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 691 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.