

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

2/8 Clarkson Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,900,000 Property Type Townhouse Suburb Brighton

Period - From 14/01/2024 to 13/01/2025 Source Property Data

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	5/21 Cluden St BRIGHTON EAST 3187	\$1,203,000	04/12/2024
2	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024
3	1/8 Clarkson Av BRIGHTON 3186	\$1,245,000	09/11/2024

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:

14/01/2025 14:41



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



5/21 Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  1

Price: \$1,203,000

Method: Sold Before Auction

Date: 04/12/2024

Property Type: Unit



1/67 William St BRIGHTON 3186 (REI)

Agent Comments

 2  1  2

Price: \$1,200,000

Method: Private Sale

Date: 13/11/2024

Property Type: Unit



1/8 Clarkson Av BRIGHTON 3186 (REI)

Agent Comments

 3  1  2

Price: \$1,245,000

Method: Private Sale

Date: 09/11/2024

Property Type: Unit