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 betweer	en \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,900,000	Pro	operty Type	Том	nhouse		Suburb	Brighton	
Period - From	14/01/2024	to	13/01/2025		So	urce	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.

Ade	dress 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









Property Type: Townhouse Agent Comments Danielle Harvey 03 9194 1200 0433 509 786 danielleharvey@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 14/01/2024 - 13/01/2025: \$1,900,000

Comparable Properties

5/21 Cluden St BRIGHTON EAST 3187 (REI) 3 2 2 1 Price: \$1,203,000 Method: Sold Before Auction Date: 04/12/2024 Property Type: Unit	Agent Comments
1/67 William St BRIGHTON 3186 (REI) 1 1 2 Price: \$1,200,000 1 2 Method: Private Sale 2 Date: 13/11/2024 1 2 Property Type: Unit 1 1	Agent Comments
1/8 Clarkson Av BRIGHTON 3186 (REI) 3 1 2 Price: \$1,245,000 Method: Private Sale Date: 09/11/2024 Property Type: Unit	Agent Comments

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