Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Clinton Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,800,000		&		\$1,900,000					
Median sale pi	rice									
Median price	\$2,720,000	Pro	operty Type	Hou	se		Suburb	Brighton East		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1a Moore St BRIGHTON EAST 3187	\$1,870,000	01/07/2023
2	27 Phillip St BENTLEIGH 3204	\$1,850,000	18/07/2023
3	19 Wolsley St BENTLEIGH 3204	\$1,820,000	23/09/2023

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:

01/11/2023 15:59





Nick Renna





Property Type: House Land Size: 822 sqm approx Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price September quarter 2023: \$2,720,000

Comparable Properties



1a Moore St BRIGHTON EAST 3187 (VG)



Price: \$1,870,000 Method: Sale Date: 01/07/2023 Property Type: House (Res) Land Size: 615 sqm approx

27 Phillip St BENTLEIGH 3204 (REI/VG)

6 3

Agent Comments

Agent Comments



Price: \$1,850,000 Method: Sold Before Auction Date: 18/07/2023 Property Type: House (Res) Land Size: 776 sqm approx

3

19 Wolsley St BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,820,000

Method: Auction Sale Date: 23/09/2023 Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200



propertydata

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