

# 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

4/25 Cluden Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,220,000 Property Type Unit Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 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	1/61 Black St BRIGHTON 3186	\$1,340,000	14/10/2023
2	10/58 Cluden St BRIGHTON EAST 3187	\$1,325,000	26/09/2023
3	3/4 Boxshall St BRIGHTON 3186	\$1,075,000	13/10/2023

**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:

25/10/2023 15:02



2   1   3

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

September quarter 2023: \$1,220,000

## Comparable Properties



**1/61 Black St BRIGHTON 3186 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Villa



**10/58 Cluden St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Townhouse (Res)



**3/4 Boxshall St BRIGHTON 3186 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** Unit