

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 5/43 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$975,000 Property Type Unit Suburb Brighton East

Period - From 06/06/2023 to 05/06/2024 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	1a Rogers Av BRIGHTON EAST 3187	\$995,000	11/05/2024
2	4/197 Bay St BRIGHTON 3186	\$986,500	04/04/2024
3	2/82 Hodder St BRIGHTON EAST 3187	\$920,000	27/02/2024

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: 06/06/2024 16:26



Property Type:
Divorce/Estate/Family Transfers
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
06/06/2023 - 05/06/2024: \$975,000

Comparable Properties



1a Rogers Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)
Land Size: 152 sqm approx



4/197 Bay St BRIGHTON 3186 (VG)

Agent Comments



Price: \$986,500
Method: Sale
Date: 04/04/2024
Property Type: Flat/Unit/Apartment (Res)



2/82 Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Single)

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



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