

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

33A Cluden Street, Brighton East, VIC 3187

Indicative selling price

\$939,000

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

Median sale price

Median price
\$ 1,829,000

House

*Delete house or unit as applicable

Suburb
BRIGHTON EAST

Period
23/09/2018 - 22/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



12 THOMAS STREET
BRIGHTON EAST

2 1 2

Normal Sale \$920,000
Date Sold 02/10/2018
Land 302 sqm



5/76 WHYTE STREET
BRIGHTON

2 1 2

Normal Sale \$930,000
Date Sold 10/11/2018
Land 186 sqm



7 AVONDALE STREET
HAMPTON

2 2 1

Normal Sale \$910,000
Date Sold 17/12/2018
Land 230 sqm