

# 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

3 Clarkson Avenue, Brighton Vic 3186

### Indicative selling price

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

Single price \$2,200,000

### Median sale price

Median price \$3,225,000

Property Type House

Suburb Brighton

Period - From 29/07/2022

to 28/07/2023

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 | 15a Chelsea St BRIGHTON 3186   | \$2,200,000 | 20/05/2023   |
| 2 | 14 Begonia Rd GARDENVALE 3185  | \$2,155,000 | 03/06/2023   |
| 3 | 1/35 Meek St BRIGHTON 3186     | \$2,120,000 | 17/06/2023   |

**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:

29/07/2023 13:37



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 465 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,200,000

**Median House Price**  
29/07/2022 - 28/07/2023: \$3,225,000

## Comparable Properties



**15a Chelsea St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 331 sqm approx



**14 Begonia Rd GARDENVALE 3185 (REI)**

Agent Comments



**Price:** \$2,155,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 523 sqm approx



**1/35 Meek St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** Townhouse (Res)

Account - Atria Real Estate