

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 6/33 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$885,000 & \$970,000

Median sale price

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

Period - From 01/01/2023 to 31/03/2023 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	5a Cecil St BRIGHTON EAST 3187	\$1,035,000	20/04/2023
2	5b Cecil St BRIGHTON EAST 3187	\$1,035,000	28/04/2023
3	2/87 Thomas St BRIGHTON EAST 3187	\$962,000	20/05/2023

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: 13/07/2023 08:55



2 1 1

Rooms: 5
Property Type: Unit
Land Size: 174 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$885,000 - \$970,000
Median Unit Price
March quarter 2023: \$1,220,000

Comparable Properties



5a Cecil St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$1,035,000
Method: Sold Before Auction
Date: 20/04/2023
Property Type: House (Res)
Land Size: 201 sqm approx



5b Cecil St BRIGHTON EAST 3187 (REI) [Agent Comments](#)

2 1 1

Price: \$1,035,000
Method: Sold Before Auction
Date: 28/04/2023
Property Type: House
Land Size: 201 sqm approx



2/87 Thomas St BRIGHTON EAST 3187 (REI) [Agent Comments](#)

2 1 1

Price: \$962,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Unit