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

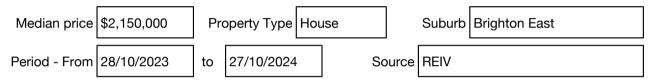
26 Clinton Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting		e		/ 1 11
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Single price \$1,785,000

Median sale price



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	9 Rogers Av BRIGHTON EAST 3187	\$1,782,500	21/09/2024
2	4 Rogers Av BRIGHTON EAST 3187	\$1,780,000	11/09/2024
3	17 Dunoon Ct BRIGHTON EAST 3187	\$1,880,000	22/08/2024

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:

28/10/2024 15:23



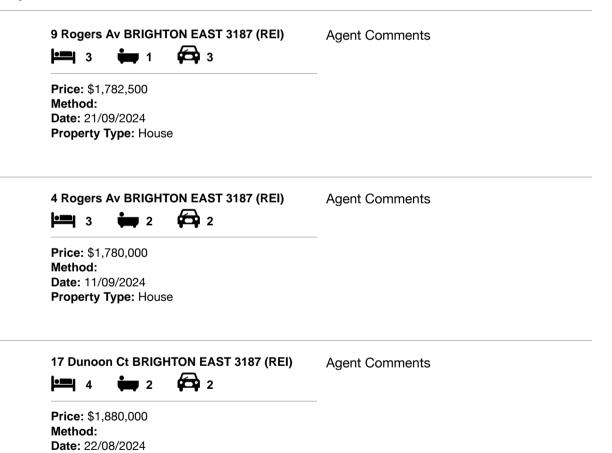






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,785,000 Median House Price 28/10/2023 - 27/10/2024: \$2,150,000

Comparable Properties



Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata

Property Type: House



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