

# 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)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$3,951,000 Property Type House Suburb Brighton

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	26 Foote St BRIGHTON 3186	\$2,458,000	23/03/2023
2	122 Cochrane St BRIGHTON 3186	\$2,450,000	25/02/2023
3	7 Sheridan Ct BRIGHTON 3186	\$2,270,000	24/05/2023

**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:

12/07/2023 15:38



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

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
March quarter 2023: \$3,951,000

## Comparable Properties



**26 Foote St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,458,000  
**Method:** Private Sale  
**Date:** 23/03/2023  
**Property Type:** House  
**Land Size:** 340 sqm approx

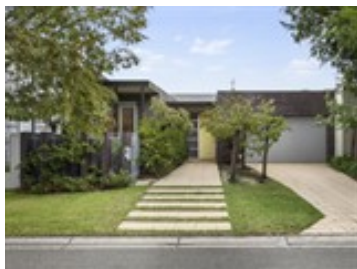


**122 Cochrane St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

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**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx



**7 Sheridan Ct BRIGHTON 3186 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,270,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** House

**Account - Atria Real Estate**