

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 36 Clive Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,875,000

Median sale price

Median price \$2,275,000

Property Type House

Suburb Brighton East

Period - From 01/04/2024

to 30/06/2024

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	56 Clinton St BRIGHTON EAST 3187	\$1,937,000	22/05/2024
2	30 Davey Av BRIGHTON EAST 3187	\$1,875,000	18/05/2024
3	19 Wairoa Av BRIGHTON EAST 3187	\$1,818,000	10/05/2024

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:

22/07/2024 12:14

Marshall Rushford
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Indicative Selling Price

\$1,875,000

Median House Price

June quarter 2024: \$2,275,000



 3  2  2

Property Type: House (Res)

Land Size: 468 sqm approx

Agent Comments

Comparable Properties



56 Clinton St BRIGHTON EAST 3187 (REI/VG) Agent Comments

 4  3  2

Price: \$1,937,000

Method: Private Sale

Date: 22/05/2024

Property Type: Townhouse (Single)

Land Size: 251 sqm approx



30 Davey Av BRIGHTON EAST 3187 (REI) Agent Comments

 4  2  2

Price: \$1,875,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)



19 Wairoa Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

 3  2  3

Price: \$1,818,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Townhouse (Res)

Land Size: 312 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018