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 Clonaig Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,215,000 Property Type House Suburb Brighton East

Period - From 01/04/2021 to 30/06/2021 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	683 Hawthorn Rd BRIGHTON EAST 3187	$2,080,000	26/08/2021
2	13 Landcox St BRIGHTON EAST 3187	$1,950,000	26/08/2021
3	54 Clinton St BRIGHTON EAST 3187	$1,940,000	26/06/2021

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: 20/09/2021 13:15

3 Clonaig Street, Brighton East Vic 3187



4 -

Rooms: 6
Property Type: House
Land Size: 726.975 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
June quarter 2021: $2,215,000

Comparable Properties



683 Hawthorn Rd BRIGHTON EAST 3187 (REI)

3 2 3

Price: $2,080,000
Method: Private Sale
Date: 26/08/2021
Property Type: House
Land Size: 744 sqm approx

Agent Comments



13 Landcox St BRIGHTON EAST 3187 (REI)

3 1 2

Price: $1,950,000
Method: Private Sale
Date: 26/08/2021
Property Type: House
Land Size: 575 sqm approx

Agent Comments



54 Clinton St BRIGHTON EAST 3187 (REI)

2 1 1

Price: $1,940,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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