

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	2/6 Cluden Street, Brighton East, VIC 3187
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price	\$975,000	or range between		&	
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Median sale price

Median price	\$ 1,247,500	Property type	Unit	Suburb	BRIGHTON EAST
Period - From	30/08/2023	to	29/08/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4/5 Bent Street Brighton Vic 3186	\$980,000	2024-08-09
2	3/90 Halifax Street Brighton Vic 3186	\$1,010,000	2024-04-24
3	3/142 Were Street Brighton Vic 3186	\$950,000	2024-08-03

This Statement of Information was prepared on: 30/08/2024

