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	5/21 Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,155,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2024 to 30/09/2024 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	4/41 Kinane St BRIGHTON 3186	$1,050,000	07/11/2024
2	2/743 Nepean Hwy BRIGHTON EAST 3187	$1,000,000	07/09/2024
3	4/47 Union St BRIGHTON EAST 3187	$955,000	17/08/2024

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: 13/11/2024 11:35

5/21 Cluden Street, Brighton East Vic 3187



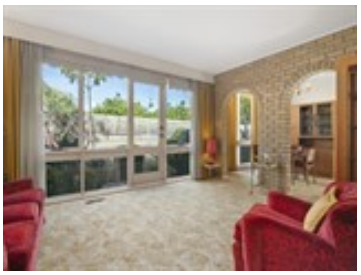
3 2 1

Property Type: Unit
Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2024: $1,155,000

Comparable Properties



4/41 Kinane St BRIGHTON 3186 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 07/11/2024
Property Type: Unit

Agent Comments



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI)

3 2 1

Price: $1,000,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)

Agent Comments



4/47 Union St BRIGHTON EAST 3187 (REI/VG)

3 1 1

Price: $955,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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