

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

34a Cluden Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$3,100,000

&

\$3,400,000

Median sale price

Median price

\$1,550,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

12/09/2023

to

11/09/2024

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	2a Enfield Rd BRIGHTON 3186	\$3,750,000	10/08/2024
2	73b Marriage Rd BRIGHTON EAST 3187	\$3,150,000	29/03/2024
3			

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:

12/09/2024 19:43



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  3

Property Type: Town Residence

Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median Townhouse Price

12/09/2023 - 11/09/2024: \$1,550,000

Comparable Properties



2a Enfield Rd BRIGHTON 3186 (REI)

Agent Comments

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Price: \$3,750,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

73b Marriage Rd BRIGHTON EAST 3187 (VG)

Agent Comments

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Price: \$3,150,000

Method: Sale

Date: 29/03/2024

Property Type: House (Res)

Land Size: 326 sqm approx

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.

Account - Fredman Property Group



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