

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	12 Beltane Avenue, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,482,500	House	X	Unit		Suburb	Brighton East
Period - From	01/01/2019	to	31/03/2019	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	132 Thomas St BRIGHTON EAST 3187	\$1,320,000	16/03/2019
2	13 Clive St BRIGHTON EAST 3187	\$1,262,500	02/04/2019
3	26 Louise St BRIGHTON EAST 3187	\$1,250,000	21/01/2019

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2019: \$1,482,500

Comparable Properties



132 Thomas St BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$1,320,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 684 sqm approx



13 Clive St BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$1,262,500
Method: Sold Before Auction
Date: 02/04/2019
Rooms: -
Property Type: House (Res)



26 Louise St BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$1,250,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House