

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 4 Beenak Avenue, Brighton East Vic 3187

## Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

## Median sale price

Median price \$2,217,500 Property type House Suburb Brighton East

Period - From 01/01/2021 to 31/03/2021 Source REIV

## Comparable property sales

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
15 Nepean Av HAMPTON EAST 3188	\$1,876,100	25/03/202
20 Carr St BRIGHTON EAST 3187	\$1,860,000	20/02/2021
217 Centre Rd BENTLEIGH 3204	\$1,810,000	10/04/2021

This Statement of Information was prepared on: 04/06/2021