## Statement of Information

## Single residential property located in the Melbourne metropolitan area

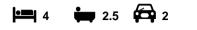
## Section 47AF of the Estate Agents Act 1980

Proper	rty offered for	sale							
Address Including suburb and postcode		10 Beenak Avenue, Brighton East Vic 3187							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$2,20		0,000	&	\$2,400	,000				
Median sale price									
Medi	an price \$2,101	,250	Property Type	House		Suburb	Brighton Eas	st	
Period	d - From 01/10/2	2020 t	to 31/12/2020		Source	REIV			
Comparable property sales (*Delete A or B below as applicable)									
<b>A*</b>	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						Pr	ice	Date of sale	
1									
2									
3									
OR									
В*	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:						on:	03/02/2021 08:14		









**Property Type:** House **Land Size:** 818 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price December quarter 2020: \$2,101,250

## Comparable Properties

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** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



