

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

23 Beddoe Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000

&

\$2,150,000

Median sale price

Median price \$2,355,000

Property type House

Suburb Brighton East

Period - From 01/07/2023

to

30/06/2023

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
30a Hornby Street BRIGHTON EAST 3187	\$2,500,000	14/06/2023
4a Spring Road CAULFIELD SOUTH 3162	\$2,175,000	27/06/2023
3b Louise Street BRIGHTON EAST 3187	\$2,130,000	22/07/2023

This Statement of Information was prepared on: 19/09/2023