

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

4/7 Beltane Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,560,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

14/03/2023

to

13/03/2024

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	4/25 Cluden St BRIGHTON EAST 3187	\$1,110,000	22/12/2023
2	1/1 Walsh St ORMOND 3204	\$1,100,000	23/10/2023
3	33/149 Male St BRIGHTON 3186	\$1,050,000	07/03/2024

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:

14/03/2024 13:00

4/7 Beltane Avenue, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

14/03/2023 - 13/03/2024: \$1,560,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/25 Cluden St BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$1,110,000

Method: Sale

Date: 22/12/2023

Property Type: Flat/Unit/Apartment (Res)



1/1 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 23/10/2023

Property Type: Townhouse (Res)



33/149 Male St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$1,050,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200



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