

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

2a Beltane Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,790,000

&

\$1,890,000

Median sale price

Median price

\$1,782,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2020

to

31/03/2020

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	6b Cecil St BRIGHTON EAST 3187	\$1,880,000	07/12/2019
2	1b Milroy St BRIGHTON EAST 3187	\$1,852,000	28/02/2020
3	4b Spring Rd CAULFIELD SOUTH 3162	\$1,850,000	27/02/2020

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:

18/05/2020 15:22



4 - DLUG

Property Type: House
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$1,790,000 - \$1,890,000
Median House Price
March quarter 2020: \$1,782,000

Comparable Properties



6b Cecil St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,880,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 5
Property Type: Townhouse (Res)



1b Milroy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,852,000
Method: Private Sale
Date: 28/02/2020
Property Type: House



4b Spring Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 3

Price: \$1,850,000
Method: Sold Before Auction
Date: 27/02/2020
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 320 sqm approx