## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,585,000	Pro	operty Type	Том	/nhouse		Suburb	Brighton East	
Period - From	20/02/2023	to	19/02/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1b Stradbroke Av BRIGHTON EAST 3187	\$1,420,000	01/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/02/2024 12:40



4/7 Beltane Avenue, Brighton East Vic 3187



Nick Renna





**Property Type:** Townhouse Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au Indicative Selling Price

\$1,350,000 - \$1,450,000 Median Townhouse Price 20/02/2023 - 19/02/2024: \$1,585,000

# **Comparable Properties**



1b Stradbroke Av BRIGHTON EAST 3187 (REI/VG)



Price: \$1,420,000 Method: Private Sale Date: 01/12/2023 Property Type: Townhouse (Single) Land Size: 184 sqm approx Agent Comments

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 - Jellis Craig | P: 03 9194 1200





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