

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

14 Beltane Avenue Brighton East VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Brighton East

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

9 Blanche Street Brighton East VIC 3187	\$1,825,000	09-Nov-19
133 Marriage Road Brighton East VIC 3187	\$1,670,000	07-Dec-19
3 Francis Street Brighton East VIC 3187	\$1,867,000	09-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 22 May 2020



9 Blanche Street Brighton East VIC 3187

4 2 4

Sold Price

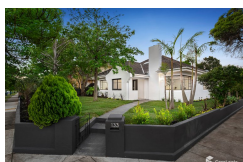
\$1,825,000

Sold Date

09-Nov-19

Distance

1.55km



133 Marriage Road Brighton East VIC 3187

4 2 2

Sold Price

\$1,670,000

Sold Date

07-Dec-19

Distance

1.85km



3 Francis Street Brighton East VIC 3187

4 2 2

Sold Price

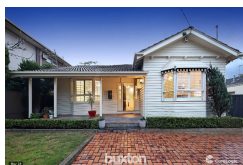
\$1,867,000

Sold Date

09-Nov-19

Distance

1.11km



716 Hawthorn Road Brighton East VIC 3187

4 2 1

Sold Price

\$1,740,000

Sold Date

25-Nov-19

Distance

0.95km



2 Cluden Street Brighton East VIC 3187

4 2 2

Sold Price

\$1,700,000

Sold Date

16-Nov-19

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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