

## 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 7 Beenak Avenue, Brighton East, VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,825,000 & \$1,850,000

### Median sale price

Median price \$1,675,000 Property type House Suburb BRIGHTON EAST

Period - From 05/11/2019 to 05/05/2020 Source CoreLogic

### 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
1 102 Glencairn Avenue Brighton East	\$1,800,000	03/04/2020
2 17 Welwyn Avenue Brighton East	\$1,821,000	05/03/2020
3 9 Wairoa Avenue Brighton East	\$1,950,000	08/02/2020

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: 05/05/2020