

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 3 Carween Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/06/2024 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	6 Anstee Gr BENTLEIGH 3204	\$1,325,000	18/06/2024
2	23 Beech St CAULFIELD SOUTH 3162	\$1,347,500	12/06/2024
3	19 Exhibition St MCKINNON 3204	\$1,390,000	24/05/2024

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: 20/09/2024 09:48



2 1 2

Rooms: 4
Property Type: House - Semi-detached
Land Size: 463 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2024: \$2,400,000

Comparable Properties



6 Anstee Gr BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

2 1 3

Price: \$1,325,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: House (Res)
Land Size: 571 sqm approx



23 Beech St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,347,500
Method: Private Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 314 sqm approx



19 Exhibition St MCKINNON 3204 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,390,000
Method: Sold Before Auction
Date: 24/05/2024
Property Type: House (Res)
Land Size: 374 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455