## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Carween Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/07/2023	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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









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) **Ò** 3



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

Agent Comments



23 Beech St CAULFIELD SOUTH 3162 (REI)

Agent Comments



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

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





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