

## Single residential property located in the Melbourne metropolitan area

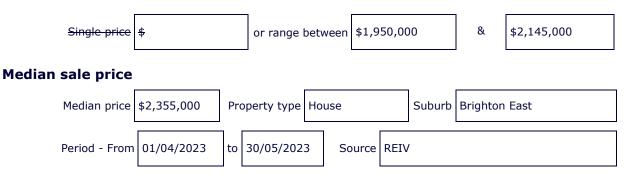
Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

23 Beddoe Avenue, Brighton East Vic 3187

## Indicative selling price

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



## **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 |
|---------------------------------------|-------------|--------------|
| 34c Bourneville Av BRIGHTON EAST 3187 | \$2,295,000 | 21/05/2023   |
| 40 Hopkins St MCKINNON 3204           | \$2,200,000 | 04/03/2023   |
| 12b Beltane Av BRIGHTON EAST 3187     | \$2,155,000 | 11/02/2023   |

This Statement of Information was prepared on: 19/07/2023