

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	593 Nepean Highway, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,940,000	House	X	Unit		Suburb	Brighton East
Period - From	01/07/2018	to	30/09/2018	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	7 Murray St BRIGHTON EAST 3187	\$1,456,000	17/11/2018
2	347 Nepean Hwy BRIGHTON EAST 3187	\$1,375,000	22/09/2018
3	133 Marriage Rd BRIGHTON EAST 3187	\$1,270,000	25/10/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
September quarter 2018: \$1,940,000

Comparable Properties

7 Murray St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,456,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House
Land Size: 635 sqm approx



347 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 543 sqm approx



133 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 25/10/2018
Rooms: -
Property Type: House (Res)