

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

36 Nepean Highway, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$3,370,000

Property Type

House

Suburb

Brighton

Period - From

18/01/2021

to

17/01/2022

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	457 New St BRIGHTON 3186	\$1,650,000	21/12/2021
2			
3			

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:

18/01/2022 16:29



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

18/01/2021 - 17/01/2022: \$3,370,000

Comparable Properties



457 New St BRIGHTON 3186 (REI)

Agent Comments

 3  1  -

Price: \$1,650,000

Method: Auction Sale

Date: 21/12/2021

Property Type: House (Res)

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.

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