

## 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

3/32 Nepean Highway, Brighton Vic 3186

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$650,000

## Median sale price

Median price \$964,000

House

Unit

X

Suburb Brighton

Period - From 01/04/2019

to

30/06/2019

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	5/28 Parkside St ELSTERNWICK 3185	\$670,000	24/02/2019
2	3/26 Parkside St ELSTERNWICK 3185	\$653,000	06/03/2019
3	3/7-9 Gerard St CAULFIELD 3162	\$600,000	30/04/2019

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.





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Rooms:

Property Type: Unit

Land Size: 1023.413 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2019: \$964,000

## Comparable Properties



5/28 Parkside St ELSTERNWICK 3185 (REI/VG) Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 24/02/2019

Rooms: -

Property Type: Unit



3/26 Parkside St ELSTERNWICK 3185 (VG) Agent Comments

2 - -

Price: \$653,000

Method: Sale

Date: 06/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3/7-9 Gerard St CAULFIELD 3162 (VG) Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 30/04/2019

Rooms: -

Property Type: Strata Unit/Flat