

David Picking 03 9557 7733 0408 378 170 dpicking@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	635 Nepean Highway, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,900,000	Hou	ise X	Unit		S	uburb	Brighton East
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Lubrano St BRIGHTON EAST 3187	\$1,695,000	28/04/2018
2	22 Davey Av BRIGHTON EAST 3187	\$1,650,000	13/12/2017
3	53 Landcox St BRIGHTON FAST 3187	\$1,600,000	14/04/2018

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.

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Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** Year ending March 2018: \$1,900,000





Rooms: 8

Property Type: House Land Size: 1025 sqm approx

Agent Comments



Comparable Properties

2 Lubrano St BRIGHTON EAST 3187 (REI)

-3





Price: \$1,695,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: House (Res)

22 Davey Av BRIGHTON EAST 3187 (VG)





Price: \$1,650,000 Method: Sale Date: 13/12/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 738 sqm approx

53 Landcox St BRIGHTON EAST 3187 (REI)

-3

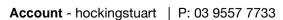




Price: \$1,600,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: House (Res) Land Size: 734 sqm approx







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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