

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 635 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,900,000 House X Unit Suburb 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.

	Address 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 EAST 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.



5 3 4

Rooms: 8

Property Type: House

Land Size: 1025 sqm approx

Agent Comments

Comparable Properties

2 Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$1,695,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



22 Davey Av BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,650,000

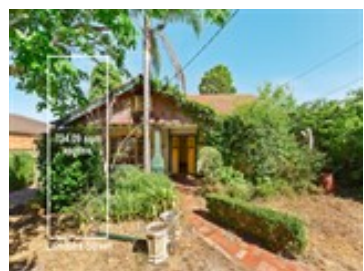
Method: Sale

Date: 13/12/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 738 sqm approx



53 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$1,600,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 734 sqm approx