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

729b Nepean Highway, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$1,000,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,338,750	Pro	operty Type	Unit			Suburb	Brighton East
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6b Cecil St BRIGHTON EAST 3187	\$1,880,000	07/12/2019
2	76a Hodder St BRIGHTON EAST 3187	\$1,720,500	16/11/2019
3	337 Nepean Hwy BRIGHTON EAST 3187	\$1,135,000	19/11/2019

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.

This Statement of Information was prepared on:

10/12/2019 17:56





Peter Liu 0410380606





Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$1,000,000 - \$1,080,000 **Median Unit Price** September quarter 2019: \$1,338,750

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Comparable Properties



6b Cecil St BRIGHTON EAST 3187 (REI)



Price: \$1,880,000 Method: Auction Sale Date: 07/12/2019 Rooms: 5 Property Type: Townhouse (Res) Agent Comments



76a Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,720,500 Method: Auction Sale Date: 16/11/2019 Property Type: Townhouse (Res)



337 Nepean Hwy BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,135,000 Method: Private Sale Date: 19/11/2019 Property Type: Townhouse (Single) Land Size: 299 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

propertydata



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.