

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,080,000

### Median sale price

Median price \$1,338,750 Property Type Unit Suburb Brighton East

Period - From 01/07/2019 to 30/09/2019 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	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



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,080,000

**Median Unit Price**

September quarter 2019: \$1,338,750

## Comparable Properties



**6b Cecil St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)



**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