

# Single residential property located in the Melbourne metropolitan area

Sections 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)

Single price - or range between \$850,000 & \$935,000

## Median sale price

Median price \$1,548,000 Property type Unit/Apartment Suburb Brighton

Period - From 01/10/2021 to 31/12/2021 Source REIV

## Comparable property sales

**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
6/22-24 Kingsley St ELWOOD 3184	\$855,000	04/12/2021
1/20 Downshire Rd ELSTERNWICK 3185	\$905,000	13/11/2021
2/23 Brickwood St BRIGHTON 3186	\$886,000	16/10/2021

**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: 28/01/2022