

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

8/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$1,433,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2020 to 30/09/2021 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	201/16 Bent St BENTLEIGH 3204	\$570,000	08/10/2021
2	113/29 Loranne St BENTLEIGH 3204	\$532,500	17/09/2021
3	10/13 Elm Gr MCKINNON 3204	\$517,000	26/11/2021

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:

24/12/2021 10:45



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



201/16 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 08/10/2021

Property Type: Strata Unit/Flat



113/29 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$532,500

Method: Private Sale

Date: 17/09/2021

Rooms: 3

Property Type: Apartment



10/13 Elm Gr MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$517,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment

Land Size: 116.20 sqm approx