Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/657 Nepean Highway, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$460,000		&		\$500,000				
Median sale p	rice								
Median price	\$1,433,000	Pro	operty Type	Unit			Suburb	Brighton East	
Period - From	01/10/2020	to	30/09/2021		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.

Ad	dress 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



WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments 9520 9020 0434 288 066 jburne@bigginscott.com.au Indicative Selling Price

James Burne

\$460,000 - \$500,000 Median Unit Price Year ending September 2021: \$1,433,000

Comparable Properties



201/16 Bent St BENTLEIGH 3204 (VG)



Price: \$570,000 Method: Sale Date: 08/10/2021 Property Type: Strata Unit/Flat Agent Comments



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



Price: \$532,500 Method: Private Sale Date: 17/09/2021 Rooms: 3 Property Type: Apartment

2



10/13 Elm Gr MCKINNON 3204 (REI)

Ý 1

Agent Comments

Price: \$517,000 Method: Private Sale Date: 26/11/2021 Property Type: Apartment Land Size: 116.20 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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