



2 2 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$620,000

**Median House Price**

March quarter 2017: \$2,906,000

## Comparable Properties



**G01/126 Brighton Rd RIPPONLEA 3185 (REI)**

**Agent Comments**

2 2 1

**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 4  
**Property Type:** Apartment



**7/285 Barkly St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$595,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2017  
**Rooms:** -  
**Property Type:** Apartment



**G04/37 Park St ELSTERNWICK 3185 (REI)**

**Agent Comments**

2 2 1

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

2/14 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)

Range between

\$570,000

&amp;

\$620,000

**Median sale price**

Median price

\$2,906,000

House

X

Suburb

Brighton

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
G01/126 Brighton Rd RIPPONLEA 3185	\$635,000	20/05/2017
7/285 Barkly St ST KILDA 3182	\$595,000	22/03/2017
G04/37 Park St ELSTERNWICK 3185	\$595,000	03/06/2017