

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

6/657 Nepean Highway Brighton East VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,500

Property type

Unit

Suburb

Brighton East

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 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

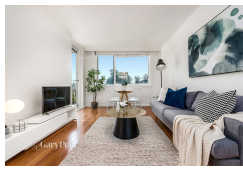
Date of sale

10/13 Elm Grove McKinnon VIC 3204	\$517,000	26-Nov-21
113/29 Loranne Street Bentleigh VIC 3204	\$532,500	18-Sep-21
101/39 Mavho Street Bentleigh VIC 3204	\$515,000	24-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 16 December 2021



10/13 Elm Grove McKinnon VIC 3204

 2
  1
  1

Sold Price

^{RS} **\$517,000**

Sold Date **26-Nov-21**

Distance **1.74km**



113/29 Loranne Street Bentleigh VIC 3204

 2
  2
  1

Sold Price

\$532,500

Sold Date **18-Sep-21**

Distance **1.53km**



101/39 Mavho Street Bentleigh VIC 3204

 2
  2
  1

Sold Price

\$515,000

Sold Date **24-Jun-21**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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