

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

609 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,238,000

Property Type Unit

Suburb Brighton East

Period - From 05/02/2019

to

04/02/2020

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	1/29 Pine St BRIGHTON EAST 3187	\$1,090,000	09/11/2019
2	328 North Rd BRIGHTON EAST 3187	\$1,087,000	09/01/2020
3	8/1-3 Landcox St BRIGHTON EAST 3187	\$1,010,000	23/11/2019

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:

05/02/2020 22:09

609 Nepean Highway, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Simone Chin

0403 857 266

simone@nickjohnstone.com.au



 3  1  2

Property Type: House (Res)

Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median Unit Price

05/02/2019 - 04/02/2020: \$1,238,000

Comparable Properties



1/29 Pine St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,090,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Unit



328 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,087,000

Method: Private Sale

Date: 09/01/2020

Property Type: Townhouse (Single)



8/1-3 Landcox St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,010,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 4

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.