

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

\$440,000

&

\$480,000

Median sale price

Median price

\$1,338,750

Property Type

Unit

Suburb

Brighton East

Period - From

01/07/2019

to

30/09/2019

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	3/10 Warleigh Gr BRIGHTON 3186	\$480,000	31/05/2019
2	2/22 Vickery St BENTLEIGH 3204	\$460,000	07/09/2019
3	8/37 Gilbert Gr BENTLEIGH 3204	\$430,000	05/06/2019

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:

19/11/2019 22:30

8/657 Nepean Highway, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

September quarter 2019: \$1,338,750



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/10 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Auction Sale

Date: 31/05/2019

Property Type: Apartment



2/22 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment



8/37 Gilbert Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 05/06/2019

Property Type: Apartment

Land Size: 1553 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.