

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

349b Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,790,000

Median sale price

Median price

\$1,600,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

06/08/2023

to

05/08/2024

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	1/126 North Rd BRIGHTON 3186	\$1,720,000	25/06/2024
2	19 Wairoa Av BRIGHTON EAST 3187	\$1,818,000	10/05/2024
3	10B Gardenvale Rd CAULFIELD SOUTH 3162	\$1,835,000	24/03/2024

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:

06/08/2024 10:52



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,790,000
Median Townhouse Price
06/08/2023 - 05/08/2024: \$1,600,500

Comparable Properties



1/126 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

Price: \$1,720,000
Method: Private Sale
Date: 25/06/2024
Property Type: Townhouse (Res)



19 Wairoa Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$1,818,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Townhouse (Res)
Land Size: 312 sqm approx



10B Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,835,000
Method: Auction Sale
Date: 24/03/2024
Property Type: Townhouse (Res)
Land Size: 339 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372