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 | 349b Nepean Highway, Brighton East Vic 3187 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty Type | Townhou | se | Suburb | Brighton East |
|-----------------|-------------|-----|------------|---------|--------|--------|---------------|
| Period - From 0 | 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|









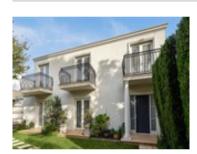




Property Type:Agent Comments

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)

3



6

Price: \$1,720,000 **Method:** Private Sale **Date:** 25/06/2024

Property Type: Townhouse (Res)

Agent Comments



19 Wairoa Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

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Price: \$1,818,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Townhouse (Res) **Land Size:** 312 sqm approx

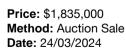
10B Gardenvale Rd CAULFIELD SOUTH 3162

(REI/VG)





Agent Comments



Property Type: Townhouse (Res) **Land Size:** 339 sqm approx

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



