

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 6/58 Nepean Highway, Brighton Vic 3186

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,250,000

House

Unit

X

Suburb Brighton

Period - From 01/07/2017

to

30/09/2017

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	5/83-89 Brighton Rd ELWOOD 3184	\$950,500	17/06/2017
2	10/196 North Rd BRIGHTON EAST 3187	\$950,000	29/07/2017
3	147 North Rd BRIGHTON 3186	\$950,000	29/05/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



5/83-89 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$950,500

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Townhouse (Res)



10/196 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 4

Property Type: Townhouse (Res)



147 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 29/05/2017

Rooms: 3

Property Type: Townhouse (Res)