

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

4/14 Nepean Highway, Brighton Vic 3186

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$1,111,000 Property Type Unit Suburb Brighton

Period - From 01/04/2019 to 31/03/2020 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	3/198a Tennyson St ELWOOD 3184	\$700,000	19/05/2020
2	604/483 Glen Huntly Rd ELSTERNWICK 3185	\$690,000	20/05/2020
3	35/568 New St BRIGHTON 3186	\$675,000	03/04/2020

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:

23/06/2020 15:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending March 2020: \$1,111,000

Comparable Properties



3/198a Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 19/05/2020

Rooms: 3

Property Type: Apartment



604/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 20/05/2020

Property Type: Apartment



35/568 New St BRIGHTON 3186 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 03/04/2020

Property Type: Flat/Unit/Apartment (Res)