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	6/14 Nepean Highway, Brighton Vic 3186

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $1,070,000 Property Type Unit Suburb Brighton

Period - From 01/10/2018 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	601/483 Glen Huntly Rd ELSTERNWICK 3185	$600,000	19/08/2019
2	213/12-14 Dickens St ELWOOD 3184	$590,000	24/06/2019
3	12/26-28 Broadway ELWOOD 3184	$580,000	31/10/2019

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: 04/11/2019 08:33

6/14 Nepean Highway, Brighton Vic 3186



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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending September 2019: $1,070,000

Comparable Properties



601/483 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $600,000
Method: Sale by Tender
Date: 19/08/2019
Property Type: Apartment

Agent Comments



213/12-14 Dickens St ELWOOD 3184 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 24/06/2019
Property Type: Apartment

Agent Comments



12/26-28 Broadway ELWOOD 3184 (REI)

2 2 1

Price: $580,000
Method: Sold After Auction
Date: 31/10/2019
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

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.