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	757 NEPEAN HIGHWAY BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,305,000	Property type	Unit	Suburb	Brighton East
Period-from	01 Feb 2023	to	31 Jan 2024	Source	Corelogic

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 6 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
2/6 TODD STREET BENTLEIGH VIC 3204	$1,310,000	07-Sep-23
19 ROGERS AVENUE BRIGHTON EAST VIC 3187	$1,330,000	17-Feb-24
2/31 MAVHO STREET BENTLEIGH VIC 3204	$1,288,888	23-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 22 February 2024

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2/6 TODD STREET BENTLEIGH VIC 3204

3 2 -

Sold Price **$1,310,000** Sold Date **07-Sep-23**

Distance **0.54km**



19 ROGERS AVENUE BRIGHTON EAST VIC 3187

2 1 2

Sold Price RS **$1,330,000** Sold Date **17-Feb-24**

Distance **0.9km**



2/31 MAVHO STREET BENTLEIGH VIC 3204

3 2 2

Sold Price **$1,288,888** Sold Date **23-Nov-23**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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