

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

2/743 Nepean Highway, Brighton East Vic 3187

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,625,000 Property Type Unit Suburb Brighton East

Period - From 01/04/2024 to 30/06/2024 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	Price	Date of sale
1	2/33 Oloughlan St ORMOND 3204	\$1,027,000	03/08/2024
2	1a Rogers Av BRIGHTON EAST 3187	\$995,000	11/05/2024
3			

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:

13/08/2024 12:43



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2024: \$1,625,000

Comparable Properties



2/33 Oloughlan St ORMOND 3204 (REI)

Agent Comments

3 1 1

Price: \$1,027,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Unit



1a Rogers Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 1 1

Price: \$995,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)

Land Size: 152 sqm approx

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.