

# 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

5/216 North Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

### Median sale price

Median price \$1,402,500

Property Type Unit

Suburb Brighton East

Period - From 01/04/2023

to 30/06/2023

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	7/35 Nepean Hwy ELSTERNWICK 3185	\$725,000	17/08/2023
2			
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:

01/09/2023 17:04

5/216 North Road, Brighton East Vic 3187

**Jellis  
Craig**

Jack Liu  
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**Indicative Selling Price**

\$750,000

**Median Unit Price**

June quarter 2023: \$1,402,500



**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/35 Nepean Hwy ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 17/08/2023

**Property Type:** Apartment

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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