

Rochelle Butt 0395259222 0412707033 rochelle@rodneymorley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	729c Nepean Highway, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,255,000	Hou	Ise	Unit	Х		Suburb	Brighton East
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1/37 Whitmuir Rd BENTLEIGH 3204	\$1,210,000	02/01/2018
2	124 Wheatley Rd MCKINNON 3204	\$1,200,000	06/09/2017
3	2/4 Glen Orme Av MCKINNON 3204	\$1,142,000	23/09/2017

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price**

December guarter 2017: \$1,255,000





Agent Comments

Comparable Properties



1/37 Whitmuir Rd BENTLEIGH 3204 (REI)

Price: \$1,210,000 Method: Private Sale Date: 02/01/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



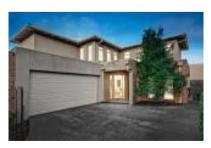
124 Wheatley Rd MCKINNON 3204 (REI/VG)



Price: \$1,200,000 Method: Private Sale Date: 06/09/2017

Property Type: Townhouse (Res) Land Size: 305 sqm approx

Agent Comments



2/4 Glen Orme Av MCKINNON 3204 (REI)



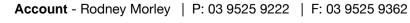


Price: \$1,142,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments







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