## 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

14 Oak Grove, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$3,900,000		&		\$4,100,000			
Median sale p	rice							
Median price	\$3,762,500	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	23 Cadby St BRIGHTON 3186	\$4,350,000	17/08/2024
2	22 Laburnum St BRIGHTON 3186	\$4,025,000	08/08/2024
3	15 Huntingfield Rd BRIGHTON 3186	\$4,150,000	20/07/2024

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:

29/08/2024 09:43



# **BigginScott**





**Property Type:** House Agent Comments

Indicative Selling Price \$3,900,000 - \$4,100,000 Median House Price June quarter 2024: \$3,762,500

# **Comparable Properties**



23 Cadby St BRIGHTON 3186 (REI)



Price: \$4,350,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 563 sqm approx Agent Comments

Agent Comments



22 Laburnum St BRIGHTON 3186 (REI)

Price: \$4,025,000 Method: Private Sale Date: 08/08/2024 Property Type: House



Property Type: House Land Size: 670 sqm approx

15 Huntingfield Rd BRIGHTON 3186 (REI)



Agent Comments

Price: \$4,150,000 Method: Private Sale Date: 20/07/2024 Property Type: House (Res)

## Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



propertydata

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