

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	31 Huntingfield Road, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,400,000	&	\$2,640,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,990,000	Hou	se X	Unit		Suburb	Brighton
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	18 Cadby St BRIGHTON 3186	\$2,575,000	27/10/2018
2	58 Halifax St BRIGHTON 3186	\$2,515,000	23/02/2019
3	4 Walstab St BRIGHTON EAST 3187	\$2,450,000	15/02/2019

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.





Generated: 16/04/2019 16:54











Rooms:

Property Type: House **Land Size:** Approx 660 sqm

approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,640,000 Median House Price December quarter 2018: \$1,990,000

Comparable Properties



18 Cadby St BRIGHTON 3186 (REI/VG)

•**•**••







Price: \$2,575,000 **Method:** Private Sale **Date:** 27/10/2018

Rooms: -

Property Type: House **Land Size:** 557 sqm approx

Agent Comments



58 Halifax St BRIGHTON 3186 (REI/VG)

-4







Price: \$2,515,000 **Method:** Auction Sale **Date:** 23/02/2019

Rooms: -

Property Type: House (Res) **Land Size:** 603 sqm approx

Agent Comments



4 Walstab St BRIGHTON EAST 3187 (REI/VG)

•=







Price: \$2,450,000

Method: Sold Before Auction

Date: 15/02/2019

Rooms: -

Property Type: House (Res) **Land Size:** 793 sqm approx

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 16/04/2019 16:54