

## 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

31 Huntingfield Road, Brighton Vic 3186

#### Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

#### Median sale price

Median price \$1,990,000

House

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.

	Address 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.



4 2 3

**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)**

**Agent Comments**

4 2 2

**Price:** \$2,575,000  
**Method:** Private Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 557 sqm approx



**58 Halifax St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,515,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**4 Walstab St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx