

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

9 Heathfield Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$4,800,000

&

\$5,000,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2022

to

31/12/2022

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	14 Edro Av BRIGHTON EAST 3187	\$5,850,000	07/11/2022
2	199 Were St BRIGHTON EAST 3187	\$4,850,000	26/10/2022
3	20 Sunlight Cr BRIGHTON EAST 3187	\$4,200,000	24/11/2022

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:

04/03/2023 14:50

9 Heathfield Road, Brighton East Vic 3187

ATRIA
REAL ESTATE

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Indicative Selling Price

\$4,800,000 - \$5,000,000

Median House Price

Year ending December 2022: \$2,305,000



 5  4  5

Rooms: 9

Property Type: House (Res)

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



14 Edro Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  6  3

Price: \$5,850,000

Method: Private Sale

Date: 07/11/2022

Property Type: House

Land Size: 700 sqm approx



199 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  4  4

Price: \$4,850,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 1031 sqm approx



20 Sunlight Cr BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

 4  4  2

Price: \$4,200,000

Method: Sold Before Auction

Date: 24/11/2022

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Atria Real Estate



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