#### 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	2a Huntley Road, 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 \$1,600,000 & \$1,650,000	Range between	\$1,600,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,317,500	Pro	perty Type Un	it		Suburb	Brighton East
Period - From	01/10/2019	to	30/09/2020	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.

## Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	22A Oakleigh Cr ORMOND 3204	\$1,700,000	21/09/2020
2	3a Denton St BRIGHTON EAST 3187	\$1,665,000	03/05/2020
3	1b Cambridge St BRIGHTON EAST 3187	\$1,645,000	19/07/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/10/2020 13:40





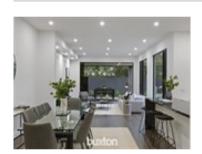
Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

**Indicative Selling Price** \$1,600,000 - \$1,650,000 **Median Unit Price** Year ending September 2020: \$1,317,500



Property Type: Townhouse **Agent Comments** 

# Comparable Properties



22A Oakleigh Cr ORMOND 3204 (REI)





Price: \$1,700,000 Method: Private Sale Date: 21/09/2020

Property Type: Townhouse (Single)

**Agent Comments** 



3a Denton St BRIGHTON EAST 3187 (VG)





Price: \$1,665,000 Method: Sale Date: 03/05/2020

Property Type: House (Res) Land Size: 298 sqm approx

Agent Comments



1b Cambridge St BRIGHTON EAST 3187

(REI/VG)

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Price: \$1,645,000 Method: Private Sale Date: 19/07/2020

Property Type: Townhouse (Single) Land Size: 348 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



