

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

13 Huntingfield Road, Brighton Vic 3186

Indicative selling price

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

Range between \$4,250,000

&

\$4,350,000

Median sale price

Median price \$3,700,000

Property Type House

Suburb Brighton

Period - From 01/04/2022

to

30/06/2022

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	4 Newbay Cr BRIGHTON 3186	\$4,395,000	02/04/2022
2	27 Manor St BRIGHTON 3186	\$4,375,000	09/04/2022
3	32 Comer St BRIGHTON EAST 3187	\$4,310,000	26/07/2022

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:

26/09/2022 14:33

13 Huntingfield Road, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$4,250,000 - \$4,350,000

Median House Price

June quarter 2022: \$3,700,000



4 5 2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



4 Newbay Cr BRIGHTON 3186 (REI/VG)

Agent Comments

5 2 2

Price: \$4,395,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 711 sqm approx



27 Manor St BRIGHTON 3186 (REI)

Agent Comments

3 2 4

Price: \$4,375,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)



32 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 3

Price: \$4,310,000

Method: Sold Before Auction

Date: 26/07/2022

Property Type: House (Res)

Land Size: 696 sqm approx

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



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