

# 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

2a Huntley Road, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,600,000 & \$1,650,000

### Median sale price

Median price \$1,317,500 Property Type Unit Suburb Brighton East

Period - From 01/10/2019 to 30/09/2020 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	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 comparable properties 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



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**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**22A Oakleigh Cr ORMOND 3204 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 21/09/2020

**Property Type:** Townhouse (Single)



**3a Denton St BRIGHTON EAST 3187 (VG)**

Agent Comments

 4    -    -

**Price:** \$1,665,000

**Method:** Sale

**Date:** 03/05/2020

**Property Type:** House (Res)

**Land Size:** 298 sqm approx



**1b Cambridge St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,645,000

**Method:** Private Sale

**Date:** 19/07/2020

**Property Type:** Townhouse (Single)

**Land Size:** 348 sqm approx