

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 Canterbury Place, Brighton Vic 3186

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,150,000 Property Type House Suburb Brighton

Period - From 15/02/2023 to 14/02/2024 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	32 Gordon St HAMPTON 3188	\$3,250,000	16/12/2023
2	81 Orlando St HAMPTON 3188	\$3,010,000	16/11/2023
3			

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: 15/02/2024 14:42



Property Type:

Agent Comments

Comparable Properties



32 Gordon St HAMPTON 3188 (REI)

Agent Comments



Price: \$3,250,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 692 sqm approx



81 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$3,010,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res)

Land Size: 655 sqm approx

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.