

## 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

4/16 WARRISTON STREET BRIGHTON VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$440,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

1/16 WARRISTON STREET BRIGHTON VIC 3186	\$480,000	15-Apr-23
8/16 WARRISTON STREET BRIGHTON VIC 3186	\$380,000	21-Jul-23
22/18 COCHRANE STREET BRIGHTON VIC 3186	\$375,000	21-Jun-23

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 6 months.

This Statement of Information was prepared on: 13 March 2024



**1/16 WARRISTON STREET  
BRIGHTON VIC 3186**

1 1 1

Sold Price **\$480,000** Sold Date **15-Apr-23**

Distance **0km**



**8/16 WARRISTON STREET  
BRIGHTON VIC 3186**

1 1 1

Sold Price **\$380,000** Sold Date **21-Jul-23**

Distance **0km**



**22/18 COCHRANE STREET  
BRIGHTON VIC 3186**

1 1 1

Sold Price **\$375,000** Sold Date **21-Jun-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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