

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

115/26 WARLEIGH GROVE BRIGHTON VIC 3186

Indicative selling price

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

Single Price

\$750,000

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 Feb 2023

to

31 Jan 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

210/26 WARLEIGH GROVE BRIGHTON VIC 3186	\$765,000	18-Sep-23
3/83 ASLING STREET BRIGHTON VIC 3186	\$785,000	16-Oct-23
110/380 BAY STREET BRIGHTON VIC 3186	\$720,000	16-Dec-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: 20 February 2024



210/26 WARLEIGH GROVE BRIGHTON VIC 3186

2 2 1

Sold Price

\$765,000

Sold Date

18-Sep-23

Distance

0km



3/83 ASLING STREET BRIGHTON VIC 3186

2 1 1

Sold Price

\$785,000

Sold Date

16-Oct-23

Distance

0.9km



110/380 BAY STREET BRIGHTON VIC 3186

2 2 1

Sold Price

^{RS} **\$720,000**

Sold Date

16-Dec-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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