

# 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

6/22-24 Warleigh Grove, Brighton Vic 3186

### Indicative selling price

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

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,044,000 Property Type Unit Suburb Brighton

Period - From 01/01/2019 to 31/12/2019 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	33/171 Church St BRIGHTON 3186	\$925,000	23/11/2019
2	2/33 North Rd BRIGHTON 3186	\$900,000	19/03/2020
3	2/14 Manor St BRIGHTON 3186	\$882,999	27/10/2019

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:

06/04/2020 14:55

6/22-24 Warleigh Grove, Brighton Vic 3186

**Jellis  
Craig**

Andrew Panagopoulos  
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**Indicative Selling Price**

\$880,000 - \$950,000

**Median Unit Price**

Year ending December 2019: \$1,044,000



2   2   2

**Property Type:** Apartment

Agent Comments

## Comparable Properties

33/171 Church St BRIGHTON 3186 (VG)

Agent Comments

2   -   -

**Price:** \$925,000

**Method:** Sale

**Date:** 23/11/2019

**Property Type:** Flat/Unit/Apartment (Res)



2/33 North Rd BRIGHTON 3186 (REI)

Agent Comments

2   1   1

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 19/03/2020

**Property Type:** Unit



2/14 Manor St BRIGHTON 3186 (VG)

Agent Comments

2   -   -

**Price:** \$882,999

**Method:** Sale

**Date:** 27/10/2019

**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.