

# 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

1 Wolseley 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 \$2,700,000

&

\$2,900,000

### Median sale price

Median price \$2,970,000

Property Type House

Suburb Brighton

Period - From 01/10/2020

to 31/12/2020

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	3 Plantation Av BRIGHTON EAST 3187	\$2,737,500	02/11/2020
2	4 The Avenue HAMPTON 3188	\$2,704,000	23/10/2020
3	684 Hampton St BRIGHTON 3186	\$2,700,000	06/02/2021

**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:

10/04/2021 10:34

1 Wolseley Grove, Brighton Vic 3186

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$2,700,000 - \$2,900,000

**Median House Price**

December quarter 2020: \$2,970,000



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**3 Plantation Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,737,500

**Method:** Private Sale

**Date:** 02/11/2020

**Property Type:** House (Res)

**Land Size:** 500 sqm approx



**4 The Avenue HAMPTON 3188 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,704,000

**Method:** Private Sale

**Date:** 23/10/2020

**Property Type:** House

**Land Size:** 690 sqm approx



**684 Hampton St BRIGHTON 3186 (REI)**

Agent Comments

3 3 2

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 06/02/2021

**Property Type:** House

**Land Size:** 632 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200