

## 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

102/32 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2018

to

30 Sep 2019

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

207/30 Warleigh Grove Brighton VIC 3186	\$920,000	30-Apr-19
29/149 Male Street Brighton VIC 3186	\$880,000	07-Jun-19
205/32 Warleigh Grove Brighton VIC 3186	\$1,025,000	29-Jun-19

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: 07 October 2019

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**207/30 Warleigh Grove Brighton VIC 3186**

Sold Price **\$920,000** Sold Date **30-Apr-19**

2 2 2

Distance -



**29/149 Male Street Brighton VIC 3186**

Sold Price **\$880,000** Sold Date **07-Jun-19**

2 2 2

Distance **0.29km**



**205/32 Warleigh Grove Brighton VIC 3186**

Sold Price **\$1,025,000** Sold Date **29-Jun-19**

2 2 2

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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