

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

5/18 Warleigh Grove, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$830,000

Median sale price

Median price

\$1,056,250

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2020

to

30/09/2020

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	2/13 Grosvenor St BRIGHTON 3186	\$875,000	03/08/2020
2	3/182 Bay St BRIGHTON 3186	\$850,000	02/12/2020
3	7/34 Victoria St ELSTERNWICK 3185	\$840,000	25/07/2020

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:

18/12/2020 16:26



2
 2
 2

Rooms: 1

Property Type: Apartment

Land Size: 81 sqm approx

Indicative Selling Price

\$830,000

Median Unit Price

September quarter 2020: \$1,056,250

Agent Comments

This north facing 2 bedroom, 2 bathroom ground floor security apartment is supremely spacious. Beautiful with its high ceilings, elongated floor to beyond ceiling windows and private garden charm, this architect designed abode enjoys a tiled entry, a brilliantly designed stone kitchen with Omega appliances, open servery pantry and tiled meals area, sun filled living area opening to a partly-covered alfresco courtyard with elevated garden beds in hedged seclusion main bedroom with study nook, fitted wardrobe area and sleek ensuite, sunny 2nd bedroom (BIRs), bathroom and a European laundry. Completely secure, this apartment is appointed with Daikin R/C air conditioning, panel heating, intercom, lift access to side-by-side basement parking and a storage cage. Opposite North Brighton station with everything at your door step.

Comparable Properties



2/13 Grosvenor St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 1
 1

Price: \$875,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment



3/182 Bay St BRIGHTON 3186 (REI)

Agent Comments

2
 2
 2

Price: \$850,000

Method: Private Sale

Date: 02/12/2020

Property Type: Apartment



7/34 Victoria St ELSTERNWICK 3185 (REI/VG) Agent Comments

 2  1  1

Price: \$840,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



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.