

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

110/30 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,200,000 & \$1,245,000

Median sale price

Median price \$1,240,000 Property Type Unit Suburb Brighton

Period - From 05/05/2021 to 04/05/2022 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	1/8 Foote St BRIGHTON 3186	\$1,250,000	07/12/2021
2	3/45 Beach Rd HAMPTON 3188	\$1,200,000	08/12/2021
3			

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: 05/05/2022 14:30



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,245,000

Median Unit Price

05/05/2021 - 04/05/2022: \$1,240,000

Comparable Properties



1/8 Foote St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$1,250,000

Method: Sale

Date: 07/12/2021

Property Type: Flat/Unit/Apartment (Res)



3/45 Beach Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$1,200,000

Method: Private Sale

Date: 08/12/2021

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9194 1200