

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

103/32 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$875,000 & \$950,000

Median sale price

Median price \$1,085,000 House Unit X Suburb Brighton

Period - From 01/10/2017 to 31/12/2017 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	207/26 Warleigh Gr BRIGHTON 3186	\$945,000	12/12/2017
2	155c Male St BRIGHTON 3186	\$920,000	07/12/2017
3	36/171 Church St BRIGHTON 3186	\$870,000	14/09/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

207/26 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments



Price: \$945,000

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



155c Male St BRIGHTON 3186 (REI)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 07/12/2017

Rooms: -

Property Type: Apartment



36/171 Church St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 14/09/2017

Rooms: -

Property Type: Apartment