

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

205/32 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,085,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2020

to

31/03/2021

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	12/36 Well St BRIGHTON 3186	\$1,000,000	17/06/2021
2	8/32 Outer Cr BRIGHTON 3186	\$1,050,000	07/05/2021
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:

12/07/2021 12:53

205/32 Warleigh Grove, Brighton Vic 3186

**Jellis
Craig**

Melina Scriva

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending March 2021: \$1,085,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



12/36 Well St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Private Sale

Date: 17/06/2021

Property Type: Apartment



8/32 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Private Sale

Date: 07/05/2021

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