

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

8/22-24 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Range between

\$775,000

&

\$825,000

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		
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:

22/12/2020 12:37



Property Type: Strata Unit/Flat

Agent Comments

Enjoy leafy street views from this esteemed 2 bedroom ground floor security apartment. Architect designed to create a sense of distinction and class, this premier abode enjoys the afternoon sun and features a casual tiled living & dining area with a boutique stone kitchen (Miele appliances), a covered alfresco terrace leading to a garden courtyard; 2 double bedrooms (BIRs), tasteful bathroom and a European laundry. A superb place to lock up and leave as a city pad, investment or brilliant first home, this lifestyle retreat is equipped with instant hot water, panel heating, Daikin R/C air conditioning, video intercom and lift access to secure basement parking + storage. A heartbeat to fashionable Bay Street with all its on-trend eateries, cinemas and shops, footsteps to the Sandringham line (North Brighton station), buses to Southland, Monash University and Chadstone and private schools, minutes to the Brighton's famous beaches.

Comparable Properties

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