

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

6/34 Warleigh Grove Brighton VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Unit

Suburb

Brighton

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

5/17A Martin Street Brighton VIC 3186	\$1,080,000	07-Mar-20
33/171 Church Street Brighton VIC 3186	\$925,000	23-Nov-19
8/32 Warleigh Grove Brighton VIC 3186	\$980,888	06-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 21 May 2020



5/17A Martin Street Brighton VIC 3186

2 2 2

Sold Price **\$1,080,000** Sold Date **07-Mar-20**

Distance **1.66km**



33/171 Church Street Brighton VIC 3186

2 2 1

Sold Price **\$925,000** Sold Date **23-Nov-19**

Distance **1.44km**



8/32 Warleigh Grove Brighton VIC 3186

2 2 2

Sold Price **\$980,888** Sold Date **06-Nov-19**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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