

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

104/116 MARTIN STREET 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,287,500

Property type

Unit

Suburb

Brighton

Period-from

01 Apr 2023

to

31 Mar 2024

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

201/34 WARLEIGH GROVE BRIGHTON VIC 3186	\$1,030,000	28-Mar-24
6/16-20 WARLEIGH GROVE BRIGHTON VIC 3186	\$875,000	19-Dec-23
2/43 WARLEIGH GROVE BRIGHTON VIC 3186	\$1,320,000	24-Feb-24

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: 30 April 2024



**201/34 WARLEIGH GROVE
BRIGHTON VIC 3186**

 2  2  1

Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **28-Mar-24**

Distance **0.79km**



**6/16-20 WARLEIGH GROVE
BRIGHTON VIC 3186**

 2  2  2

Sold Price **\$875,000** Sold Date **19-Dec-23**

Distance **0.79km**



**2/43 WARLEIGH GROVE
BRIGHTON VIC 3186**

 2  2  1

Sold Price **\$1,320,000** Sold Date **24-Feb-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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