

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 Wolseley Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$3,000,000

&

\$3,200,000

Median sale price

Median price \$2,540,000

Property Type Vacant land

Suburb Brighton

Period - From 19/08/2023

to

18/08/2024

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	67 Lynch Cr BRIGHTON 3186	\$3,230,000	25/06/2024
2	17 Wolseley Gr BRIGHTON 3186	\$3,500,000	08/05/2024
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:

19/08/2024 16:46

6 Wolseley Grove, Brighton Vic 3186



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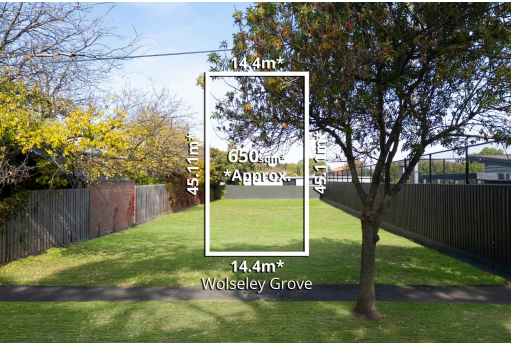
Jonty@nickjohnstone.com.au

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median Land Price

19/08/2023 - 18/08/2024: \$2,540,000



Property Type: Land (Res)
Land Size: 650 sqm approx

Agent Comments

Comparable Properties



67 Lynch Cr BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,230,000
Method: Private Sale
Date: 25/06/2024
Property Type: House (Res)
Land Size: 659 sqm approx



17 Wolseley Gr BRIGHTON 3186 (VG)

Agent Comments



Price: \$3,500,000
Method: Sale
Date: 08/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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