

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

7 & 9 Wolseley Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Brighton

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

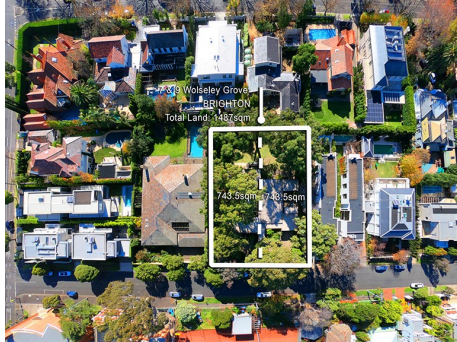
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	25 Tennyson St BRIGHTON 3186	\$6,200,000	25/03/2020
2	190 CHURCH St BRIGHTON 3186	\$5,800,000	27/11/2019
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: 20/05/2020 12:19



Property Type: Land Value
Land Size: 1487 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
March quarter 2020: \$2,900,000

Comparable Properties



25 Tennyson St BRIGHTON 3186 (VG)

Agent Comments



Price: \$6,200,000
Method: Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 1338 sqm approx



190 CHURCH St BRIGHTON 3186 (VG)

Agent Comments



Price: \$5,800,000
Method: Sale
Date: 27/11/2019
Property Type: House (Res)
Land Size: 1338 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.