

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

117/26 Warleigh Grove, Brighton Vic 3186

Indicative selling price

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

Single price \$820,000

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	6/22-24 Warleigh Gr BRIGHTON 3186	\$860,000	15/06/2020
2	101/34 Warleigh Gr BRIGHTON 3186	\$832,000	29/06/2020
3	30/197 Bay St BRIGHTON 3186	\$820,000	25/07/2020

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:

26/10/2020 11:52

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Indicative Selling Price

\$820,000

Median Unit Price

September quarter 2020: \$1,056,250



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/22-24 Warleigh Gr BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 15/06/2020

Property Type: Apartment



101/34 Warleigh Gr BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$832,000

Method: Private Sale

Date: 29/06/2020

Property Type: Apartment



30/197 Bay St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$820,000

Method: Private Sale

Date: 25/07/2020

Property Type: Apartment