

# 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 36/18 Warleigh Grove, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,172,500 Property Type Unit Suburb Brighton

Period - From 01/04/2020 to 30/06/2020 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	2/108 Dendy St BRIGHTON 3186	\$1,300,000	17/04/2020
2	6/15 Outer Cr BRIGHTON 3186	\$1,200,000	21/07/2020
3	6/220-226 Esplanade BRIGHTON 3186	\$1,140,000	08/05/2020

**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: 14/09/2020 10:38



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

June quarter 2020: \$1,172,500

## Comparable Properties

2/108 Dendy St BRIGHTON 3186 (VG)

Agent Comments

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**Price:** \$1,300,000

**Method:** Sale

**Date:** 17/04/2020

**Property Type:** Flat/Unit/Apartment (Res)



6/15 Outer Cr BRIGHTON 3186 (REI)

Agent Comments

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**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 21/07/2020

**Property Type:** Apartment



6/220-226 Esplanade BRIGHTON 3186 (REI/VG) Agent Comments

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**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 08/05/2020

**Property Type:** Apartment