

# 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 201/34 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)

Single price \$1,155,000

### Median sale price

Median price \$1,318,750

Property Type Unit

Suburb Brighton

Period - From 01/10/2022

to 30/09/2023

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	102/23 Warriston St BRIGHTON 3186	\$1,215,000	26/05/2023
2	5/14 St Andrews St BRIGHTON 3186	\$1,100,000	05/07/2023
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:

23/11/2023 16:30

Nick Johnstone

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**Indicative Selling Price**

\$1,155,000

**Median Unit Price**

Year ending September 2023: \$1,318,750



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**102/23 Warriston St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

**Price:** \$1,215,000

**Method:** Sale

**Date:** 26/05/2023

**Property Type:** Strata Unit/Flat



**5/14 St Andrews St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 05/07/2023

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

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