## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Warriston Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$3,300,000		&		\$3,600,000			
Median sale pr	rice							
Median price	\$3,217,500	Pro	operty Type	Hou	ISE		Suburb	Brighton
Period - From	02/10/2022	to	01/10/2023		So	urce	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

02/10/2023 14:20







Rooms: 6 Property Type: House (Res) Land Size: 581 sqm approx Agent Comments Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price 02/10/2022 - 01/10/2023: \$3,217,500

# **Comparable Properties**

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 - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566





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