

# 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

6 Wolseley 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 \$2,950,000 & \$3,200,000

### Median sale price

Median price \$2,610,000 Property Type Vacant land Suburb Brighton

Period - From 11/07/2023 to 10/07/2024 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.

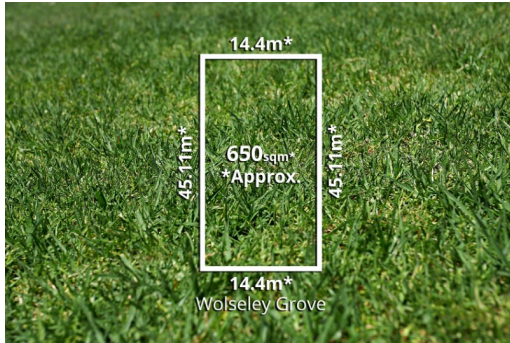
	Address of comparable property	Price	Date of sale
1	44 Grenville St HAMPTON 3188	\$2,950,000	16/02/2024
2	63 Service St HAMPTON 3188	\$2,850,000	23/03/2024
3	6 Backhaus St HAMPTON 3188	\$2,825,000	15/01/2024

**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:

11/07/2024 12:51



**Property Type:** Land  
**Land Size:** 650 sqm approx  
**Agent Comments**

## Comparable Properties

**44 Grenville St HAMPTON 3188 (VG)**

**Agent Comments**



**Price:** \$2,950,000  
**Method:** Sale  
**Date:** 16/02/2024  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**63 Service St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 845 sqm approx



**6 Backhaus St HAMPTON 3188 (REI/VG)**

**Agent Comments**



**Price:** \$2,825,000  
**Method:** Private Sale  
**Date:** 15/01/2024  
**Property Type:** House  
**Land Size:** 665 sqm approx