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 6 Wolseley Grove, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,200,000			
Median sale p	rice							
Median price	\$2,540,000	Pro	operty Type	Vac	ant land		Suburb	Brighton
Period - From	17/08/2023	to	16/08/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	67 Lynch Cr BRIGHTON 3186	\$3,230,000	24/06/2024
2			
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:

17/08/2024 14:48









Property Type: Land Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,200,000 Median Land Price 17/08/2023 - 16/08/2024: \$2,540,000

Comparable Properties

67 Lynch Cr BRIGHTON 3186 (REI)



Price: \$3,230,000 Method: Date: 24/06/2024 Property Type: House Agent Comments

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





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