

# 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 103/34 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  or range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,285,000 Property type Unit Suburb BRIGHTON  
Period - From 15/04/2024 to 14/10/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	108/380 Bay Street Brighton Vic 3186	\$1,340,000	2024-08-31
2	101/30 Rooding Street Brighton Vic 3186	\$1,462,000	2024-06-18
3	6/129 St Andrews Street Brighton Vic 3186	\$1,350,000	2024-07-16

This Statement of Information was prepared on: 15/10/2024

