

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

26 Wolseley Grove, Brighton, VIC 3186

Indicative selling price

\$1,600,000 - \$1,750,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 2,470,000

House

*Delete house or unit as applicable

Suburb
BRIGHTON

Period
05/12/2018 - 03/06/2019

Source
Price Finder

Comparable property sales

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



44 LITTLEWOOD STREET
HAMPTON

3 2 2

Normal Sale \$1,710,000
Date Sold 08/12/2018
Land 488 sqm



24 MUNRO STREET
BRIGHTON

4 3 2

Agents Advice - Sale *\$1,600,000
Date Sold 11/05/2019
Land 626 sqm



55 DURRANT STREET
BRIGHTON

2 2 2

Normal Sale \$1,815,000
Date Sold 23/02/2019
Land 405 sqm