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	1/17 Warriston Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,450,000 & $2,650,000

Median sale price

Median price $3,255,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 31/03/2024 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	96a Male St BRIGHTON 3186	$2,400,000	26/02/2024
2	46a Robinson St BRIGHTON EAST 3187	$2,380,000	06/04/2024
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: 19/04/2024 13:07

1/17 Warriston Street, Brighton Vic 3186

KAY & BURTON



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,450,000 - $2,650,000
Median House Price
Year ending March 2024: $3,255,000

Comparable Properties



96a Male St BRIGHTON 3186 (REI/VG)

4 3 3

Price: $2,400,000
Method: Private Sale
Date: 26/02/2024
Property Type: Townhouse (Res)
Land Size: 256 sqm approx

Agent Comments



46a Robinson St BRIGHTON EAST 3187 (REI)

4 3 2

Price: $2,380,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)

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

REIV THE DIFFERENCE | propertydata.com.au

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