

## 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

11 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 \$3,850,000

&amp;

\$4,100,000

**Median sale price**

Median price \$2,725,000

House

X

Unit

Suburb Brighton

Period - From 01/01/2017

to

31/12/2017

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	13 Edro Av BRIGHTON EAST 3187	\$4,500,000	24/02/2018
2	47 Lynch Cr BRIGHTON 3186	\$4,475,000	22/11/2017
3	24 Boxshall St BRIGHTON 3186	\$3,650,000	14/12/2017

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.

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**Indicative Selling Price**

\$3,850,000 - \$4,100,000

**Median House Price**

Year ending December 2017: \$2,725,000



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 520 sqm approx

## Comparable Properties



**13 Edro Av BRIGHTON EAST 3187 (REI)**

Agent Comments

 5  3  2

**Price:** \$4,500,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**47 Lynch Cr BRIGHTON 3186 (REI/VG)**

Agent Comments

 5  4  4

**Price:** \$4,475,000

**Method:** Expression of Interest

**Date:** 22/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**24 Boxshall St BRIGHTON 3186 (REI)**

Agent Comments

 4  4  2

**Price:** \$3,650,000

**Method:** Auction Sale

**Date:** 14/12/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 455 sqm approx