

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

17 Laburnum Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$1,800,000 Property Type Townhouse Suburb Brighton

Period - From 18/10/2022 to 17/10/2023 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	18b Alford St BRIGHTON EAST 3187	\$2,250,000	23/04/2023
2	9 Cowper St BRIGHTON 3186	\$2,020,000	02/09/2023
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: 18/10/2023 09:23

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3 2.5 4

Rooms: 7

Property Type: Strata Unit/Flat

Land Size: 483 sqm approx

Agent Comments

Oversized double garage, north facing living and garden.

Indicative Selling Price

\$2,050,000 - \$2,250,000

Median Townhouse Price

18/10/2022 - 17/10/2023: \$1,800,000

Comparable Properties



18b Alford St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,250,000

Method: Private Sale

Date: 23/04/2023

Property Type: Townhouse (Single)



9 Cowper St BRIGHTON 3186 (REI) **Agent Comments**

3 1 2

Price: \$2,020,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 305 sqm approx

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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