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	1/36 Laburnum Street, Brighton Vic 3186

Indicative selling price

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

Single price $1,790,000

Median sale price

Median price $1,960,000 Property Type Townhouse Suburb Brighton

Period - From 06/09/2021 to 05/09/2022 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	2a Summerhill Rd BRIGHTON EAST 3187	$1,850,000	04/08/2022
2	11a Were St BRIGHTON 3186	$1,835,000	09/05/2022
3	29 Anne Cr BRIGHTON 3186	$1,830,000	02/04/2022

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: 06/09/2022 09:49



3 2 2

Property Type: Townhouse (Res)
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$1,790,000
Median Townhouse Price
06/09/2021 - 05/09/2022: $1,960,000

Comparable Properties



2a Summerhill Rd BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 04/08/2022
Property Type: Townhouse (Res)

Agent Comments



11a Were St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $1,835,000
Method: Sold Before Auction
Date: 09/05/2022
Property Type: Townhouse (Res)
Land Size: 4 sqm approx

Agent Comments



29 Anne Cr BRIGHTON 3186 (REI/VG)

3 2 2

Price: $1,830,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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