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

Single price $2,095,000

Median sale price

Median price $2,877,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 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	3 Clarkson Av BRIGHTON 3186	$2,000,000	26/10/2023
2	202/7 Bleazby Av BRIGHTON 3186	$1,978,500	04/09/2023
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: 18/12/2023 13:36

17 Laburnum Street, Brighton Vic 3186

Mandy Engelhardt
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3 2 2

Property Type: Townhouse (Res)
Land Size: 483 sqm approx

Agent Comments

Indicative Selling Price
$2,095,000
Median House Price
September quarter 2023: $2,877,500

Comparable Properties



3 Clarkson Av BRIGHTON 3186 (REI/VG)

3 2 2

Price: $2,000,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments



202/7 Bleazby Av BRIGHTON 3186 (VG)

3 - -

Price: $1,978,500
Method: Sale
Date: 04/09/2023
Property Type: Flat/Unit/Apartment (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.

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