

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$2,195,000

### Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 20/11/2022

to 19/11/2023

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	113 Male St BRIGHTON 3186	\$2,225,000	26/08/2023
2	7A Edgar St BRIGHTON 3186	\$2,215,000	09/09/2023
3	873 Hampton St BRIGHTON 3186	\$2,150,000	23/10/2023

**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:

20/11/2023 08:13

Mandy Engelhardt  
03 9521 9800  
0439 483 024

mandy.engelhardt@belleproperty.com

**Indicative Selling Price**

\$2,195,000

**Median House Price**

20/11/2022 - 19/11/2023: \$3,200,000



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 483 sqm approx

Agent Comments

## Comparable Properties



113 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

**Price:** \$2,225,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 344 sqm approx

7A Edgar St BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 3

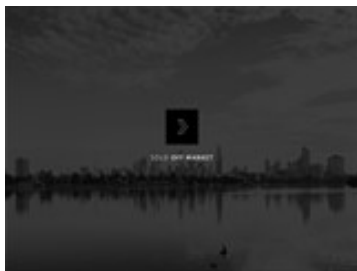
**Price:** \$2,215,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 365 sqm approx



873 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840