



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 369 sqm

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,420,000

Median House Price

March quarter 2017: \$2,906,000

Comparable Properties



7 Carpenter St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,375,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 470 sqm



40 Champion St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 747 sqm



15 Whyte St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,266,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 450 sqm

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

12 Lawrence Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$2,906,000

House

X

Suburb Brighton

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Carpenter St BRIGHTON 3186	\$2,375,000	25/02/2017
40 Champion St BRIGHTON 3186	\$2,300,000	17/12/2016
15 Whyte St BRIGHTON 3186	\$2,266,000	04/03/2017