Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,505,000

Property offered for sale

	18 Lawrence Street, Brighton Vic 3186
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$3,475,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

2/12 Manor St BRIGHTON 3186

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.

Ad	dress of comparable property	Price	Date of sale
1	7a Wallace Gr BRIGHTON 3186	\$1,680,000	18/09/2024
2	32 Marion St BRIGHTON 3186	\$1,560,000	04/09/2024

OR

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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:	13/12/2024 09:19



20/08/2024



Nick Johnstone 03 9553 8300 0414 276 871 nick@nickjohnstone.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** September quarter 2024: \$3,475,000



Property Type: House Agent Comments

Comparable Properties



7a Wallace Gr BRIGHTON 3186 (REI/VG)

Price: \$1,680,000 Method: Private Sale Date: 18/09/2024 Property Type: House Land Size: 360 sqm approx

Agent Comments

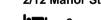


32 Marion St BRIGHTON 3186 (REI/VG)

Agent Comments

Price: \$1.560.000 Method: Private Sale Date: 04/09/2024

Property Type: House (Res)



2/12 Manor St BRIGHTON 3186 (REI/VG)

Agent Comments

Price: \$1,505,000 Method: Private Sale Date: 20/08/2024

Property Type: Townhouse (Single) Land Size: 1377 sqm approx

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