

# 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

18 Lawrence 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$3,475,000 Property 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)

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	7a Wallace Gr BRIGHTON 3186	\$1,680,000	18/09/2024
2	32 Marion St BRIGHTON 3186	\$1,560,000	04/09/2024
3	2/12 Manor St BRIGHTON 3186	\$1,505,000	20/08/2024

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:

13/12/2024 09:19

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**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)**

Agent Comments



**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 18/09/2024

**Property Type:** House

**Land Size:** 360 sqm approx



**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

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400