

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

35 Luxe Lane, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,220,000

&

\$1,330,000

Median sale price

Median price \$1,283,000

Property Type Unit

Suburb Brighton East

Period - From 09/03/2020

to

08/03/2021

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	4/14-16 Hornby St, Brighton East, Vic 3187, Australia	\$1,285,000	07/11/2020
2	4/14-16 Hornby St BRIGHTON EAST 3187	\$1,285,000	07/11/2020
3	8a Garden Av BRIGHTON EAST 3187	\$1,281,000	12/12/2020
4	2/2a Clive St BRIGHTON EAST 3187	\$1,280,000	27/02/2021

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:

09/03/2021 15:44

35 Luxe Lane, Brighton East Vic 3187

**Jellis
Craig**

Melina Scriva

9194 1200

0419 348 606

melinascriva@jellisrcraig.com.au

Indicative Selling Price

\$1,220,000 - \$1,330,000

Median Unit Price

09/03/2020 - 08/03/2021: \$1,283,000



 4  - 

Property Type: House (Res)

Land Size: 189 sqm approx

Agent Comments

Comparable Properties

4/14-16 Hornby St, Brighton East, Vic 3187,
Australia (REI)

Agent Comments

 3  2  1

Price: \$1,285,000

Method:

Date: 07/11/2020

Property Type: Townhouse (Single)



4/14-16 Hornby St BRIGHTON EAST 3187
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,285,000

Method: Sold Before Auction

Date: 07/11/2020

Rooms: 5

Property Type: Unit



8a Garden Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,281,000

Method: Private Sale

Date: 12/12/2020

Property Type: Unit

Land Size: 221 sqm approx

Account - Jellis Craig | P: 03 9194 1200



2/2a Clive St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,280,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200