Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 35 Luxe Lane, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$1,220,000		&		\$1,330,000			
Median sale p	rice							
Median price	\$1,283,000	Pro	operty Type	Unit			Suburb	Brighton East
Period - From	09/03/2020	to	08/03/2021		So	urce	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.

Ade	dress 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







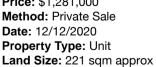


Property Type: House (Res) Land Size: 189 sqm approx Agent Comments Melina Scriva 9194 1200 0419 348 606 melinascriva@jelliscraig.com.au

Indicative Selling Price \$1,220,000 - \$1,330,000 Median Unit Price 09/03/2020 - 08/03/2021: \$1,283,000

Comparable Properties

4/14-16 Hornby St, Brighton East, Vic 3187, Australia (REI)	Agent Comments
1	
Price: \$1,285,000	
Method:	
Date: 07/11/2020	
Property Type: Townhouse (Single)	
4/14-16 Hornby St BRIGHTON EAST 3187 (REI/VG) ■ 3 ■ 2 2 2	Agent Comments
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)	Agant Commente
1 (77) 2	
Dela #1 001 000	-
Price: \$1,281,000	



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

2

Agent Comments



Price: \$1,280,000 Method: Auction Sale Date: 27/02/2021 Property Type: Townhouse (Res)

i 2

3

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REIV

DIFFERENCE



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