

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

23 Lubrano Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,250,000

&

\$2,350,000

Median sale price

Median price

\$1,875,000

Property Type

House

Suburb

Brighton East

Period - From

11/11/2019

to

10/11/2020

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	26 Taylor St BRIGHTON EAST 3187	\$2,275,000	04/07/2020
2	55 Hodder St BRIGHTON EAST 3187	\$2,250,000	15/06/2020
3	50 Begonia Rd GARDENVALE 3185	\$2,230,000	28/10/2020

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:

11/11/2020 14:47



5
 2.5
 2

Rooms: 3

Property Type: House (Res)

Land Size: 621 sqm approx

Indicative Selling Price

\$2,250,000 - \$2,350,000

Median House Price

11/11/2019 - 10/11/2020: \$1,875,000

Agent Comments

Sitting pretty, this irresistible 5 bedroom + study 2.5 bathroom timber gem is a picture perfect family home, featuring up to 3 entertaining zones (OFP, or 5th bedroom), a gorgeous downstairs main bedroom (huge WIR & double shower ensuite with auto LED), an impressive stone kitchen (butler's pantry, Bosch appliances), north facing deck, heated pool & pool house (ideal office). Warm with Spotted Gum floors, this generous family abode boasts leadlights, high ceilings, ducted heating/air cond, a utility yard with shed & ample secure parking. Gardenvale PS zone, walk to Hawthorn Rd tram, cafes, Landcox Park & Hurlingham Park.

Comparable Properties



26 Taylor St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5
 3
 1

Price: \$2,275,000

Method: Auction Sale

Date: 04/07/2020

Property Type: House (Res)

Land Size: 630 sqm approx



55 Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,250,000

Method: Private Sale

Date: 15/06/2020

Property Type: House

Land Size: 678 sqm approx



50 Begonia Rd GARDENVALE 3185 (REI)

Agent Comments

4
 3
 2

Price: \$2,230,000

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)

Land Size: 600 sqm approx