

# RT Edgar

## STATEMENT OF INFORMATION

22 March 2019

### Property offered for sale

25 Lucas Street, Brighton East VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$2,300,000 & \$2,530,000

### Median sale price

Median price \$1,950,000 House Suburb Brighton East VIC 3187

Period - From 01/01/2018 to 31/12/2018 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
1 4 Walstab Street, Brighton East VIC 3187	\$ 2,450,000	15/02/2019
2 9 Regent Street, Brighton East VIC 3187	\$ 2,885,000	21/08/2018

OR

**B.** RT Edgar Brighton estate agent and James Paynter reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.