

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

1/28 Lubrano Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,550,000

&

\$1,620,000

Median sale price

Median price

\$1,433,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/10/2020

to

30/09/2021

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	10f Noel St BRIGHTON EAST 3187	\$1,605,000	20/10/2021
2	1/1 Landcox St BRIGHTON EAST 3187	\$1,588,800	09/10/2021
3	1/5 Fairfield Gr CAULFIELD SOUTH 3162	\$1,560,000	23/09/2021

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:

10/12/2021 13:17

1/28 Lubrano Street, Brighton East Vic 3187

**Jellis
Craig**

Danielle Harvey

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Indicative Selling Price

\$1,550,000 - \$1,620,000

Median Unit Price

Year ending September 2021: \$1,433,000



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



10f Noel St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,605,000

Method: Private Sale

Date: 20/10/2021

Property Type: Townhouse (Single)

Land Size: 266 sqm approx

1/1 Landcox St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,588,800

Method: Sale

Date: 09/10/2021

Property Type: Flat/Unit/Apartment (Res)



1/5 Fairfield Gr CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,560,000

Method: Sold Before Auction

Date: 23/09/2021

Rooms: 5

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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