

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

52 Lucas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$2,612,500

Property Type House

Suburb Brighton East

Period - From 01/01/2023

to 31/03/2023

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	30a Hornby St BRIGHTON EAST 3187	\$2,500,000	14/06/2023
2	12b Pleasance St BENTLEIGH 3204	\$2,500,000	27/05/2023
3	38A Teddington Rd HAMPTON 3188	\$2,385,000	22/04/2023

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:

06/07/2023 10:03



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
March quarter 2023: \$2,612,500

Comparable Properties



30a Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$2,500,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Townhouse (Res)
Land Size: 612 sqm approx



12b Pleasance St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$2,500,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



38A Teddington Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,385,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Townhouse (Res)