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 52 Lucas Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,350,000		&		\$2,500,000				
Median sale pi	rice								
Median price	\$2,612,500	Pro	operty Type	Hous	se		Suburb	Brighton East	
Period - From	01/01/2023	to	31/03/2023		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	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









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)



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

Agent Comments

Agent Comments



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

38A Teddington Rd HAMPTON 3188 (REI)

12b Pleasance St BENTLEIGH 3204 (REI)



Agent Comments

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

Account - Jellis Craig | P: 03 9194 1200



propertydata

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