

# 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 56 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,440,000 Property Type House Suburb Brighton East

Period - From 08/05/2023 to 07/05/2024 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	16a Eloura Av BRIGHTON EAST 3187	\$2,230,000	09/12/2023
2	2/12 Bent St BRIGHTON 3186	\$2,210,000	10/11/2023
3	100a Glencairn Av BRIGHTON EAST 3187	\$2,170,000	06/12/2023

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: 08/05/2024 09:19

56 Lucas Street, Brighton East Vic 3187



Nick Sinclair  
9598 1111

0422 217 788

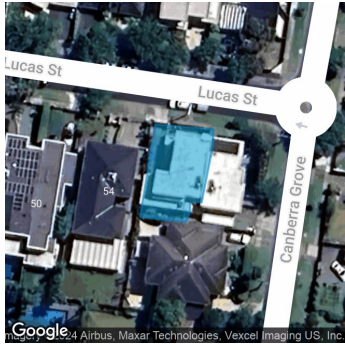
nsinclair@hodges.com.au

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

08/05/2023 - 07/05/2024: \$2,440,000



**Property Type:** House (Res)

**Land Size:** 280 sqm approx

Agent Comments

## Comparable Properties



**16a Eloura Av BRIGHTON EAST 3187 (REI/VG)** Agent Comments



**Price:** \$2,230,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx



**2/12 Bent St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,210,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** Townhouse (Single)



**100a Glencairn Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,170,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House (Res)

**Land Size:** 297 sqm approx

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