

## 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  
2a Lucas Street, Brighton Vic 3186

#### Indicative selling price

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

Range between \$1,460,000 & \$1,600,000

#### Median sale price

Median price \$2,700,000 House  Unit  Suburb Brighton

Period - From 01/10/2017 to 31/12/2017 Source REIV

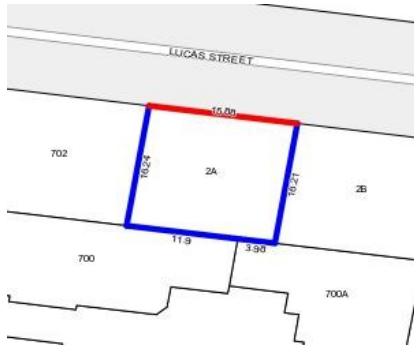
#### Comparable property sales (\*Delete A or B below as applicable)

**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	1/6 Hammond St BRIGHTON 3186	\$1,600,000	28/09/2017
2	2/59 Roslyn St BRIGHTON 3186	\$1,562,500	28/10/2017
3	2/109 Roslyn St BRIGHTON 3186	\$1,500,000	21/10/2017

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,460,000 - \$1,600,000  
**Median House Price**  
 December quarter 2017: \$2,700,000

## Comparable Properties



1/6 Hammond St BRIGHTON 3186 (REI)

Agent Comments



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 28/09/2017  
**Rooms:** -  
**Property Type:** Unit



2/59 Roslyn St BRIGHTON 3186 (REI)

Agent Comments



**Price:** \$1,562,500  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 5  
**Property Type:** Unit



2/109 Roslyn St BRIGHTON 3186 (REI)

Agent Comments



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)