

# 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 |
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### Indicative selling price

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

Single price \$2,295,000 or range between 

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|  |
|--|

 & 

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### Median sale price

Median price 

|             |
|-------------|
| \$1,270,000 |
|-------------|

 Property type 

|      |
|------|
| Unit |
|------|

 Suburb 

|               |
|---------------|
| BRIGHTON EAST |
|---------------|

Period - From 

|            |
|------------|
| 18/12/2022 |
|------------|

 to 

|            |
|------------|
| 17/12/2023 |
|------------|

 Source 

|            |
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| core_logic |
|------------|

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property            | Price       | Date of sale |
|---|---|-------------|--------------|
| 1 | 16 Eloura Avenue Brighton East Vic 3187   | \$2,230,000 | 2023-12-09   |
| 2 | 23b Billson Street Brighton East Vic 3187 | \$2,300,000 | 2023-11-12   |
| 3 | 13 Comer Street Brighton East Vic 3187    | \$2,425,000 | 2023-10-28   |

This Statement of Information was prepared on: 

|            |
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| 18/12/2023 |
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