

# 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

14 Lubrano 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

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Brighton East

Period - From

12/03/2023

to

11/03/2024

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	55 Union St BRIGHTON EAST 3187	\$1,725,000	16/12/2023
2	3 Florence St BRIGHTON EAST 3187	\$1,720,000	01/03/2024
3	53 Union St BRIGHTON EAST 3187	\$1,700,000	28/10/2023

**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:

12/03/2024 12:27



**Property Type:** House  
**Land Size:** 667 sqm approx

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000

**Median House Price**  
12/03/2023 - 11/03/2024: \$2,400,000

## Comparable Properties



**55 Union St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



**3 Florence St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House  
**Land Size:** 603 sqm approx



**53 Union St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 594 sqm approx