Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	31 Lynch Street, Brighton Vic 3186
Including suburb and	
postcode	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000	&	\$2,400,000
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Median sale price

Median price	\$3,300,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/10/2023	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	1 Carpenter St BRIGHTON 3186	\$2,300,000	11/08/2024
2	14 South Rd BRIGHTON 3186	\$2,450,000	25/07/2024
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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.

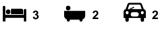
This Statement of Information was prepared on:	19/11/2024 14:41



Date of sale







Property Type: House **Land Size:** 371 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price

Year ending September 2024: \$3,300,000

Comparable Properties



1 Carpenter St BRIGHTON 3186 (REI)

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Price: \$2,300,000

Method: Sold After Auction

Date: 11/08/2024

Property Type: House (Res)

Agent Comments



14 South Rd BRIGHTON 3186 (REI/VG)

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Agent Comments

Price: \$2,450,000 **Method:** Private Sale **Date:** 25/07/2024

Property Type: House (Res) Land Size: 333 sqm approx

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



