

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

31 Lynch Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$3,300,000 Property 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 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 Carpenter St BRIGHTON 3186	\$2,300,000	11/08/2024
2	14 South Rd BRIGHTON 3186	\$2,450,000	25/07/2024
3			

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



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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)

Agent Comments

4 2 2

Price: \$2,300,000
Method: Sold After Auction
Date: 11/08/2024
Property Type: House (Res)



14 South Rd BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

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.

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