

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

Single price

\$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	10 Carpenter St BRIGHTON 3186	\$2,450,000	27/11/2024
2	17 Pearson St BRIGHTON 3186	\$2,350,000	14/09/2024
3	14 South Rd BRIGHTON 3186	\$2,450,000	25/07/2024

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:

16/12/2024 10:52

Nick Johnstone

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Indicative Selling Price

\$2,400,000

Median House Price

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



3 2 2

Property Type: House

Land Size: 371 sqm approx

Agent Comments

Comparable Properties



10 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

4 1 2

Price: \$2,450,000

Method: Private Sale

Date: 27/11/2024

Property Type: House

Land Size: 508 sqm approx



17 Pearson St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 1

Price: \$2,350,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 409 sqm approx



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

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