Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Lynch Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$2,400,000							
Median sale p	rice							
Median price	\$3,300,000	Pro	operty Type	Ηοι	lse		Suburb	Brighton
Period - From	01/10/2023	to	30/09/2024		So	ource	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.

Ado	dress 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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Property Type: House **Land Size:** 371 sqm approx Agent Comments Indicative Selling Price \$2,400,000 Median House Price Year ending September 2024: \$3,300,000

Comparable Properties

10 Carpenter St BRIGHTON 3186 (REI) 4 1 2 Price: \$2,450,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 508 sqm approx	Agent Comments
17 Pearson St BRIGHTON 3186 (REI/VG) 4 2 2 1 Price: \$2,350,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 409 sqm approx	Agent Comments
14 South Rd BRIGHTON 3186 (REI/VG) 4 2 2 2 Price: \$2,450,000 Method: Private Sale Date: 25/07/2024 Property Type: House (Res) Land Size: 333 sqm approx	Agent Comments

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