

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

19 Lynch Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,960,000

Median sale price

Median price \$3,250,000

Property Type House

Suburb Brighton

Period - From 16/09/2022

to 15/09/2023

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 Edgar St BRIGHTON 3186	\$3,173,500	28/05/2023
2	9 Maher St BRIGHTON 3186	\$3,150,000	03/06/2023
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:

16/09/2023 17:16

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Indicative Selling Price

\$2,960,000

Median House Price

16/09/2022 - 15/09/2023: \$3,250,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



10 Edgar St BRIGHTON 3186 (REI)

Agent Comments

 3  1  3

Price: \$3,173,500

Method: Sold Before Auction

Date: 28/05/2023

Property Type: House (Res)

Land Size: 733 sqm approx



9 Maher St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$3,150,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

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 - Whitefox Real Estate | P: 96459699



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