

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

47 Lynch Crescent, Brighton Vic 3186

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,650,000

House

X

Unit

Suburb Brighton

Period - From 01/07/2017

to

30/09/2017

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	31 Arthur Av BRIGHTON 3186	\$4,690,000	28/10/2017
2	71 Outer Cr BRIGHTON 3186	\$4,200,000	17/08/2017
3	59 Sussex St BRIGHTON 3186	\$3,988,000	16/05/2017

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.



5 4 4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



31 Arthur Av BRIGHTON 3186 (REI)

Agent Comments

4 4 2

Price: \$4,690,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 920 sqm approx



71 Outer Cr BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$4,200,000

Method: Sold Before Auction

Date: 17/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx



59 Sussex St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$3,988,000

Method: Sale

Date: 16/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 428 sqm approx