

### 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

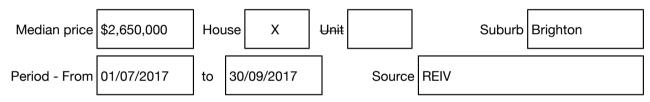
47 Lynch Crescent, Brighton Vic 3186

#### 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



#### 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.

#### Account - Follett & Co. | P: 03 95989111

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 47 Lynch Crescent, Brighton Vic 3186

# FOLLETT & CO.

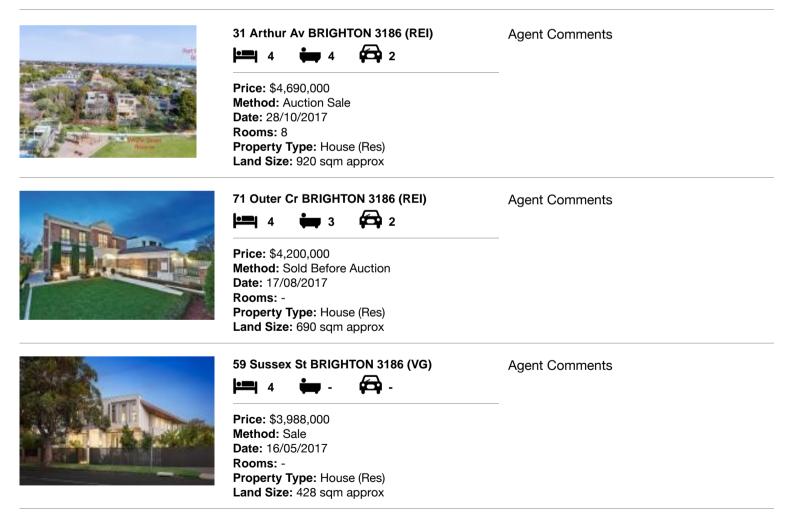




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price September quarter 2017: \$2,650,000

## **Comparable Properties**



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