

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	53 Lynch Crescent, Brighton Vic 3186
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Indicative selling price

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

Range between	\$2,400,000	&	\$2,600,000
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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 62 South Rd BRIGHTON 3186	\$2,700,000	16/09/2017
2 26 Dendy St BRIGHTON 3186	\$2,617,500	02/12/2017
3 165 New St BRIGHTON 3186	\$2,340,000	25/11/2017

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.



3
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 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 701 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 September quarter 2017: \$2,650,000

Comparable Properties



62 South Rd BRIGHTON 3186 (REI)

Agent Comments

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 2

Price: \$2,700,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 677 sqm approx



26 Dendy St BRIGHTON 3186 (REI)

Agent Comments

4
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 2

Price: \$2,617,500
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 731 sqm approx



165 New St BRIGHTON 3186 (REI)

Agent Comments

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 2

Price: \$2,340,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm approx