

# 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

14 Lynch Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,875,000 Property Type House Suburb Brighton

Period - From 01/04/2021 to 30/06/2021 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	2 Adamson St BRIGHTON 3186	\$2,950,000	07/04/2021
2	1 Wolseley Gr BRIGHTON 3186	\$2,925,000	08/05/2021
3	745 Hampton St BRIGHTON 3186	\$2,800,000	02/09/2021

**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: 10/09/2021 10:35



5 2 2

Property Type: House

Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
June quarter 2021: \$2,875,000

## Comparable Properties



2 Adamson St BRIGHTON 3186 (VG)

Agent Comments

5 - -

Price: \$2,950,000

Method: Sale

Date: 07/04/2021

Property Type: House (Res)

Land Size: 496 sqm approx



1 Wolseley Gr BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,925,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 295 sqm approx



745 Hampton St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,800,000

Method: Private Sale

Date: 02/09/2021

Property Type: House

Land Size: 548 sqm approx