## Statement of Information

## Single residential property located in the Melbourne metropolitan area

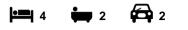
## Section 47AF of the Estate Agents Act 1980

Property offered for sale												
Address Including suburb and postcode 54 Lynch Crescent, Brighton Vic 3186												
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$3,600,000				&		\$3,850,000						
Median sale price												
Median price \$2,600,000		Pro	Property Type Hou		e :		Sub	Suburb Brighton				
Period - From 20/01/2019		to	19/01/2020		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									Pr	ice	Date of sale	
1												
2												
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:										20/01/2020 16:27		









**Property Type:** House (Res) **Land Size:** 588 sqm approx Agent Comments

Indicative Selling Price \$3,600,000 - \$3,850,000 Median House Price 20/01/2019 - 19/01/2020: \$2,600,000

## Comparable Properties

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** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



