

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

22 Downes Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$5,300,000 & \$5,750,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Brighton

Period - From 26/09/2022 to 25/09/2023 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	7 Foote St BRIGHTON 3186	\$6,400,000	11/05/2023
2	15 Maysbury Av BRIGHTON 3186	\$5,800,000	27/08/2023
3	14 Weatherly Gr BRIGHTON 3186	\$5,500,000	26/06/2023

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:

26/09/2023 07:59



4 3 2

Rooms: 10
Property Type: House (Res)
Land Size: 730 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$5,300,000 - \$5,750,000
Median House Price
26/09/2022 - 25/09/2023: \$3,225,000

Comparable Properties



7 Foote St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$6,400,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 700 sqm approx



15 Maysbury Av BRIGHTON 3186 (REI)

[Agent Comments](#)

4 3 3

Price: \$5,800,000
Method: Private Sale
Date: 27/08/2023
Property Type: House

14 Weatherly Gr BRIGHTON 3186 (REI)

[Agent Comments](#)

4 3 6

Price: \$5,500,000
Method: Expression of Interest
Date: 26/06/2023
Property Type: House (Res)
Land Size: 762 sqm approx

Account - Fredman Property Group



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