

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

2b Maysbury Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,862,500 Property Type Townhouse Suburb Brighton

Period - From 18/09/2023 to 17/09/2024 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	3/726 Hampton St BRIGHTON 3186	\$1,900,000	09/09/2024
2	7a Wilson St BRIGHTON 3186	\$1,725,000	27/06/2024
3	1/35 Marriage Rd BRIGHTON EAST 3187	\$1,675,000	18/05/2024

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: 18/09/2024 07:14



 3  2  2

Property Type: Townhouse (Single)
Land Size: 182 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median Townhouse Price
 18/09/2023 - 17/09/2024: \$1,862,500

Comparable Properties



3/726 Hampton St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$1,900,000
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Single)
Land Size: 298 sqm approx



7a Wilson St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$1,725,000
Method: Sale
Date: 27/06/2024
Property Type: Flat/Unit/Apartment (Res)



1/35 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,675,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 308 sqm approx

Account - Fredman Property Group



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