

## 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

10 Maysbury Avenue, Brighton, VIC 3186

### Indicative selling price

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

Single price

or range between

\$2,500,000

&

\$2,550,000

### Median sale price

Median price

\$2,440,000

Property type

House

Suburb

BRIGHTON

Period - From

01/08/2019

to

01/02/2020

Source

CoreLogic

### Comparable property sales

**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

1 739 Hampton Street Brighton	\$2,160,000	22/11/2019
2 6a Arthur Avenue Brighton	\$2,740,000	31/10/2019
3 48b Regent Street Brighton East	\$2,380,000	02/08/2019

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:

01/02/2020