



STATEMENT OF INFORMATION

2/53 MELON STREET, BRAYBROOK, VIC 3019

PREPARED BY BINH NGUYEN (BENNY), SWEENEY ESTATE AGENTS, SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/53 MELON STREET, BRAYBROOK, VIC

2 1 1

Indicative Selling Price

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

Price Range: \$485,000 to \$530,000

Provided by: Binh Nguyen (Benny), Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (Unit)

\$537,500

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



59 LILY ST, BRAYBROOK, VIC 3019

2 1 1

Sale Price

***\$505,000**

Sale Date: 02/05/2018

Distance from Property: 861m



2/42 DARNLEY ST, BRAYBROOK, VIC 3019

3 1 1

Sale Price

***\$565,000**

Sale Date: 05/05/2018

Distance from Property: 619m



1/6 RAVENHALL ST, BRAYBROOK, VIC 3019

3 1 2

Sale Price

\$480,000

Sale Date: 30/03/2017

Distance from Property: 892m



This report has been compiled on 12/06/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/53 MELON STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$485,000 to \$530,000

Median sale price

Median price

\$537,500

House

Unit

X

Suburb

BRAYBROOK

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
59 LILY ST, BRAYBROOK, VIC 3019	*\$505,000	02/05/2018
2/42 DARNLEY ST, BRAYBROOK, VIC 3019	*\$565,000	05/05/2018
1/6 RAVENHALL ST, BRAYBROOK, VIC 3019	\$480,000	30/03/2017