



3 2 4

Rooms: 5
Property Type: House (Res)
Land Size: 273 sqm
 Agent Comments

Indicative Selling Price
 \$570,000 - \$627,000
Median House Price
 Year ending March 2017: \$660,000

Comparable Properties



10b Shepherd St BRAYBROOK 3019 (REI)

Agent Comments

3 2 2

Price: \$630,000
Method: Private Sale
Date: 28/03/2017
Rooms: 5
Property Type: Townhouse (Single)



3/9 Kenneth St BRAYBROOK 3019 (REI/VG)

Agent Comments

3 1 2

Price: \$570,000
Method: Private Sale
Date: 18/02/2017
Rooms: 4
Property Type: Townhouse (Single)



14 Rose St BRAYBROOK 3019 (REI)

Agent Comments

3 2 1

Price: \$565,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 5
Property Type: Townhouse (Res)

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

2/4 Ruby Way, Braybrook Vic 3019

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$627,000

Median sale price

Median price \$660,000

House

X

Suburb

Braybrook

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10b Shepherd St BRAYBROOK 3019	\$630,000	28/03/2017
3/9 Kenneth St BRAYBROOK 3019	\$570,000	18/02/2017
14 Rose St BRAYBROOK 3019	\$565,000	26/11/2016