

## 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

108/251 BALLARAT ROAD BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$335,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 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

2/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$335,000	21-Nov-23
209/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$342,500	05-Dec-23
10/50 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	10-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 19 January 2024



**2/251 BALLARAT ROAD  
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$335,000** Sold Date **21-Nov-23**

Distance **0km**

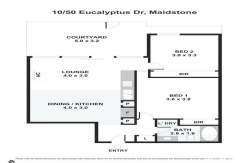


**209/251 BALLARAT ROAD  
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$342,500** Sold Date **05-Dec-23**

Distance **0.01km**



**10/50 EUCALYPTUS DRIVE  
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$350,000** Sold Date **10-Oct-23**

Distance **1.08km**



**8/4 CREFDEN STREET MAIDSTONE  
VIC 3012**

 2  1  1

Sold Price <sup>RS</sup> **\$355,000** <sup>UN</sup> Sold Date **16-Jan-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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