

# 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

9B Stewart Street, Braybrook Vic 3019

### Indicative selling price

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

Range between \$850,000 & \$880,000

### Median sale price

Median price \$802,000 Property Type House Suburb Braybrook

Period - From 01/04/2021 to 30/06/2021 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	2/18 Deakin St MAIDSTONE 3012	\$955,000	27/05/2021
2	2 Enderby Ct BRAYBROOK 3019	\$877,000	01/09/2021
3	48 Royal Rd BRAYBROOK 3019	\$815,000	27/04/2021

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:

10/09/2021 10:49

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**Property Type:** House (Brand New)

**Land Size:** 235 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$850,000 - \$880,000

**Median House Price**

June quarter 2021: \$802,000

## Comparable Properties



**2/18 Deakin St MAIDSTONE 3012 (REI/VG)**

[Agent Comments](#)

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**Price:** \$955,000

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 270 sqm approx



**2 Enderby Ct BRAYBROOK 3019 (REI)**

[Agent Comments](#)

 4  3  1

**Price:** \$877,000

**Method:** Auction Sale

**Date:** 01/09/2021

**Property Type:** Townhouse (Res)

**48 Royal Rd BRAYBROOK 3019 (VG)**

[Agent Comments](#)

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**Price:** \$815,000

**Method:** Sale

**Date:** 27/04/2021

**Property Type:** House (Res)

**Land Size:** 262 sqm approx