

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

4/25 MARNOO STREET BRAYBROOK VIC 3019

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2021

to

28 Feb 2022

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

4/23-25 DUKE STREET SUNSHINE VIC 3020	\$650,000	03-Mar-22
3/14 ROSE STREET BRAYBROOK VIC 3019	\$606,000	07-Mar-22
1/3 SHEPHERD STREET BRAYBROOK VIC 3019	\$610,000	09-Feb-22

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.~~

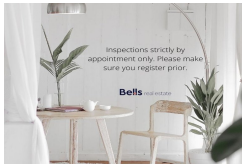
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4/23-25 DUKE STREET SUNSHINE VIC 3020

 3  2  2

Sold Price

^{RS} **\$650,000** Sold Date **03-Mar-22**

Distance **0.29km**



3/14 ROSE STREET BRAYBROOK VIC 3019

 2  2  1

Sold Price

^{RS} **\$606,000** Sold Date **07-Mar-22**

Distance **0.75km**



1/3 SHEPHERD STREET BRAYBROOK VIC 3019

 2  1  1

Sold Price

^{RS} **\$610,000** Sold Date **09-Feb-22**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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