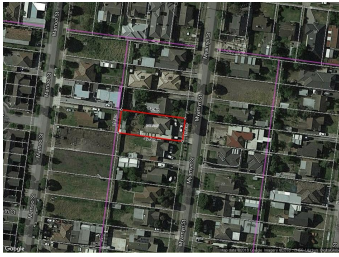


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 MYAMYN STREET, BRAYBROOK, VIC

3 - -

Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$702,500

01 July 2017 to 31 December 2017

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.



35 SHEPHERD ST, BRAYBROOK, VIC 3019

2 1 2

Sale Price

\$840,000

Sale Date: 16/09/2017

Distance from Property: 797m



33 SHEPHERD ST, BRAYBROOK, VIC 3019

2 1 2

Sale Price

\$850,000

Sale Date: 16/09/2017

Distance from Property: 805m



9 MIDDLETON ST, BRAYBROOK, VIC 3019

2 1 4

Sale Price

\$834,500

Sale Date: 09/09/2017

Distance from Property: 1.4km



This report has been compiled on 25/01/2018 by Stockdale & Leggo - 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

25 MYAMYN STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$702,500

House

X

Unit


Suburb

BRAYBROOK

Period

01 July 2017 to 31 December 2017

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
35 SHEPHERD ST, BRAYBROOK, VIC 3019	\$840,000	16/09/2017
33 SHEPHERD ST, BRAYBROOK, VIC 3019	\$850,000	16/09/2017
9 MIDDLETON ST, BRAYBROOK, VIC 3019	\$834,500	09/09/2017