

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

3/30 MYAMYN 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 MAY STREET SUNSHINE VIC 3020	\$715,000	05-Jul-24
5/46 HERTFORD ROAD SUNSHINE VIC 3020	\$717,500	09-Feb-24
18 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020	\$736,000	01-Jun-24

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: 06 August 2024

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3 MAY STREET SUNSHINE VIC 3020

 3  2  2

Sold Price

^{RS} **\$715,000** Sold Date **05-Jul-24**

Distance **0.59km**



5/46 HERTFORD ROAD SUNSHINE VIC 3020

 3  2  2

Sold Price

\$717,500 Sold Date **09-Feb-24**

Distance **1.19km**



18 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020

 3  2  2

Sold Price

\$736,000 Sold Date **01-Jun-24**

Distance **2.1km**

RS = Recent sale **UN** = Undisclosed Sale

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