

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

83 Darnley Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$700,000

&

\$760,000

Median sale price

Median price \$660,000

Property Type House

Suburb Braybrook

Period - From 01/07/2019

to

30/06/2020

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	4 Clarendon St MAIDSTONE 3012	\$750,000	17/06/2020
2	25 Treloar Cr BRAYBROOK 3019	\$730,000	23/05/2020
3	44 Lily St BRAYBROOK 3019	\$720,000	15/06/2020

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:

23/09/2020 13:17



Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$760,000
Median House Price
 Year ending June 2020: \$660,000

Comparable Properties



4 Clarendon St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 17/06/2020
Property Type: House (Res)
Land Size: 590 sqm approx



25 Treloar Cr BRAYBROOK 3019 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 23/05/2020
Property Type: House (Res)
Land Size: 787 sqm approx



44 Lily St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 15/06/2020
Property Type: House