

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

1/24 Barrie Court, Braybrook Vic 3019

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Braybrook

Period - From 01/10/2018

to

30/09/2019

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	2/104 Churchill Av BRAYBROOK 3019	\$520,000	23/05/2019
2	1/64 Phoenix St SUNSHINE NORTH 3020	\$514,000	25/05/2019
3	2/78 Darnley St BRAYBROOK 3019	\$510,000	29/05/2019

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:

15/11/2019 11:51



Property Type:
Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending September 2019: \$560,000

Comparable Properties



2/104 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 23/05/2019

Rooms: 5

Property Type: Unit



1/64 Phoenix St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$514,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Unit



2/78 Darnley St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 29/05/2019

Property Type: Townhouse (Single)