

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

103/251 BALLARAT ROAD 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

\$260,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Dec 2021

to

30 Nov 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

3/101 BALLARAT ROAD MAIDSTONE VIC 3012	\$280,000	09-Jan-22
35/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$280,000	09-Sep-21

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: 02 December 2022


**3/101 BALLARAT ROAD
MAIDSTONE VIC 3012**
 1
 1
 1

Sold Price **\$280,000** Sold Date **09-Jan-22**

Distance **1.53km**

**35/132 RUPERT STREET WEST
FOOTSCRAY VIC 3012**
 1
 1
 1

Sold Price Sold Date **09-Sep-21**

Distance **1.94km**
RS = Recent sale

UN = Undisclosed Sale

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