

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

44 Lily 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

House

Suburb

Braybrook

Period-from

01 May 2019

to

30 Apr 2020

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

13 Carlton Street Braybrook VIC 3019	\$640,000	29-May-19
313 Ballarat Road Braybrook VIC 3019	\$730,000	25-Feb-20
7 Lowe Crescent Sunshine VIC 3020	\$756,000	14-Mar-20

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.~~

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13 Carlton Street Braybrook VIC 3019

3 1 1

Sold Price

\$640,000

Sold Date

29-May-19

Distance

0.26km



313 Ballarat Road Braybrook VIC 3019

5 1 2

Sold Price

\$730,000

Sold Date

25-Feb-20

Distance

0.47km



7 Lowe Crescent Sunshine VIC 3020

3 1 2

Sold Price

\$756,000

Sold Date

14-Mar-20

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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