

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

17/40 Errol Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$680,000 Property Type House Suburb Braybrook

Period - From 01/04/2019 to 31/03/2020 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.

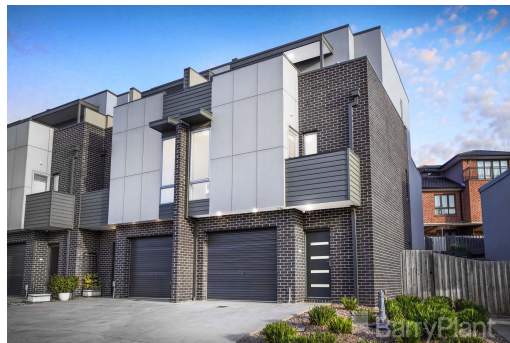
	Address of comparable property	Price	Date of sale
1	22 Grevillea Cirt MAIDSTONE 3012	\$675,000	20/05/2020
2	1/13 Burnett Av BRAYBROOK 3019	\$671,000	18/06/2020
3	24 Lawn Cr BRAYBROOK 3019	\$650,000	20/03/2020

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:

26/06/2020 11:47



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median House Price

Year ending March 2020: \$680,000

Comparable Properties



22 Grevillea Cirt MAIDSTONE 3012 (REI)

Agent Comments

 3  2  1

Price: \$675,000

Method: Private Sale

Date: 20/05/2020

Rooms: 5

Property Type: Townhouse (Res)



1/13 Burnett Av BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$671,000

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)



24 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$650,000

Method: Private Sale

Date: 20/03/2020

Rooms: 5

Property Type: House (Res)