

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

18/11 Kent 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2020

to

31 Jan 2021

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

7/11 Kent Street Braybrook VIC 3019	\$352,000	08-Jul-20
3/148 Rupert Street West Footscray VIC 3012	\$370,000	12-Oct-20
11/657 Barkly Street West Footscray VIC 3012	\$364,999	27-Jun-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.~~

This Statement of Information was prepared on: 02 February 2021



7/11 Kent Street Braybrook VIC 3019

2 1 1

Sold Price **\$352,000** Sold Date **08-Jul-20**

Distance -



3/148 Rupert Street West Footscray VIC 3012

2 1 1

Sold Price **\$370,000** Sold Date **12-Oct-20**

Distance **1.55km**



11/657 Barkly Street West Footscray VIC 3012

2 1 1

Sold Price **\$364,999** Sold Date **27-Jun-20**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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