

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

8/2-4 ELIZABETH 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/2-4 ELIZABETH STREET BRAYBROOK VIC 3019	\$355,000	12-Dec-22
10/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019	\$350,000	04-Feb-22
302/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$345,000	06-Mar-22

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: 07 February 2023



3/2-4 ELIZABETH STREET BRAYBROOK VIC 3019

1 1 1

Sold Price

RS

\$355,000

Sold Date

12-Dec-22

Distance

0.03km



10/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019

1 1 -

Sold Price

\$350,000

Sold Date

04-Feb-22

Distance

0.04km



302/251 BALLARAT ROAD BRAYBROOK VIC 3019

2 1 1

Sold Price

\$345,000

Sold Date

06-Mar-22

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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