

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 lot 3100/2a Beachley Street, Braybrook Vic 3019

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Braybrook

Period - From 08/09/2020

to 07/09/2021

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	1/8 Balmoral St BRAYBROOK 3019	\$600,000	31/03/2021
2			
3			

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:

08/09/2021 11:43



Property Type:
Agent Comments

Indicative Selling Price
\$559,000

Median Unit Price
08/09/2020 - 07/09/2021: \$590,000

Comparable Properties



1/8 Balmoral St BRAYBROOK 3019 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 31/03/2021
Property Type: Townhouse (Single)

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.