

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

33 Shepherd Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Braybrook

Period - From

01/07/2016

to

30/06/2017

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	35 Carlton St BRAYBROOK 3019	\$800,000	29/07/2017
2	6 Duke St BRAYBROOK 3019	\$760,000	05/08/2017
3	10 Menzies St BRAYBROOK 3019	\$760,000	08/07/2017

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.~~

33 Shepherd Street, Braybrook Vic 3019



 2/3  1  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
Year ending June 2017: \$680,000

Comparable Properties



35 Carlton St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  2

Price: \$800,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 594 sqm approx



6 Duke St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



10 Menzies St BRAYBROOK 3019 (REI)

Agent Comments

 5  2  2

Price: \$760,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 625 sqm approx