

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 Marnoo 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Braybrook

Period-from

01 Jun 2020

to

31 May 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

6 Bradford Court Braybrook VIC 3019	\$875,000	14-Jan-21
40 Myalla Street Braybrook VIC 3019	\$853,000	20-Feb-21
51 South Road Braybrook VIC 3019	\$850,000	27-Mar-21

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: 15 June 2021



6 Bradford Court Braybrook VIC 3019

Sold Price

^{RS}

\$875,000

Sold Date

14-Jan-21

3

1

3

Distance

1.62km



40 Myalla Street Braybrook VIC 3019

Sold Price

^{RS}

\$853,000

Sold Date

20-Feb-21

1

1

4

Distance

0.34km



51 South Road Braybrook VIC 3019

Sold Price

\$850,000

Sold Date

27-Mar-21

3

1

2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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