

# 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

12 Middleton Street, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$740,000

### Median sale price

Median price \$660,000 Property Type House Suburb Braybrook

Period - From 01/07/2019 to 30/06/2020 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	4 Clarendon St MAIDSTONE 3012	\$750,000	17/06/2020
2	25 Treloar Cr BRAYBROOK 3019	\$730,000	23/05/2020
3	44 Lily St BRAYBROOK 3019	\$720,000	15/06/2020

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:

23/09/2020 12:39



 2  1  1

**Property Type:** House  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$740,000  
**Median House Price**  
Year ending June 2020: \$660,000

## Comparable Properties



**4 Clarendon St MAIDSTONE 3012 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2020  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**25 Treloar Cr BRAYBROOK 3019 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 23/05/2020  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**44 Lily St BRAYBROOK 3019 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 15/06/2020  
**Property Type:** House

# 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

14 Middleton Street, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$780,000

### Median sale price

Median price \$660,000 Property Type House Suburb Braybrook

Period - From 01/07/2019 to 30/06/2020 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.

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2	25 Treloar Cr BRAYBROOK 3019	\$730,000	23/05/2020
3	44 Lily St BRAYBROOK 3019	\$720,000	15/06/2020

**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:

23/09/2020 12:44



**Property Type:** House (Res)

**Land Size:** 603 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$780,000

**Median House Price**

Year ending June 2020: \$660,000

## Comparable Properties



**4 Clarendon St MAIDSTONE 3012 (REI)**

**Agent Comments**



**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 17/06/2020

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**25 Treloar Cr BRAYBROOK 3019 (REI)**

**Agent Comments**



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 23/05/2020

**Property Type:** House (Res)

**Land Size:** 787 sqm approx



**44 Lily St BRAYBROOK 3019 (REI)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** House