#### 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	12 Middleton Street, Braybrook Vic 3019
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$690,000	&	\$740,000
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#### Median sale price

Median price	\$660,000	Pro	perty 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

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

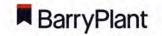
OR

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



Date of sale







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)





Price: \$750,000

Method: Sold Before Auction

Date: 17/06/2020

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



25 Treloar Cr BRAYBROOK 3019 (REI)





Price: \$730,000 Method: Auction Sale Date: 23/05/2020

Property Type: House (Res) Land Size: 787 sqm approx Agent Comments



44 Lily St BRAYBROOK 3019 (REI)



Price: \$720.000 Method: Private Sale Date: 15/06/2020 Property Type: House Agent Comments

Account - Barry Plant | P: 03 8326 8888





#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$750,000	&	\$780,000
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#### Median sale price

Median price	\$660,000	Pro	perty Type	House		Suburb	Braybrook
Period - From	01/07/2019	to	30/06/2020		Source	REIV	

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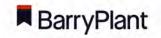
OR

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



Date of sale











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)





Price: \$750,000

Method: Sold Before Auction

Date: 17/06/2020

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



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Price: \$730,000 Method: Auction Sale Date: 23/05/2020

Property Type: House (Res) Land Size: 787 sqm approx Agent Comments



44 Lily St BRAYBROOK 3019 (REI)



Price: \$720.000 Method: Private Sale Date: 15/06/2020 Property Type: House Agent Comments

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