

## 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

35 Pritchard Avenue Braybrook VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2020

to

30 Jun 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 53 Joy Street Braybrook VIC 3019       | \$772,000 | 09-Apr-21 |
| 85 Churchill Avenue Braybrook VIC 3019 | \$780,000 | 24-Mar-21 |
| 85 Chapman Street Sunshine VIC 3020    | \$765,000 | 22-May-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: 07 July 2021



**53 Joy Street Braybrook VIC 3019**

Sold Price

**\$772,000**

Sold Date

**09-Apr-21**



3



1



1

Distance

**0.75km**



**85 Churchill Avenue Braybrook VIC 3019**

Sold Price

**\$780,000**

Sold Date

**24-Mar-21**



3



1



-

Distance

**1.36km**



**85 Chapman Street Sunshine VIC 3020**

Sold Price

<sup>RS</sup> **\$765,000** <sup>UN</sup>

Sold Date

**22-May-21**



3



1



1

Distance

**1.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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