

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

1/6 Wilson Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$559,500

Property Type

Unit

Suburb

Braybrook

Period - From

01/07/2018

to

30/06/2019

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	3/103 Churchill Av BRAYBROOK 3019	\$500,000	27/03/2019
2			
3			

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:

17/09/2019 15:45



Property Type: Unit
Land Size: 216.105 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
Year ending June 2019: \$559,500

1 comparable property found but has been renovated.

Comparable Properties



3/103 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 27/03/2019
Property Type: Unit
Land Size: 200 sqm approx

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.