

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2/46 Carlton Street, Braybrook, VIC 3019

INDICATIVE SELLING PRICE

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

Range Between \$530,000 & \$555,000

MEDIAN SALE PRICE

Median price \$557,000 | Unit | Braybrook (3019)

Period - From 28 September 2018 to 28 March 2019 | Source - rp data

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/44 DARNLEY STREET, BRAYBROOK VIC 3019	\$565,000	02/03/2019
1/26 HANCOCK CRESCENT, BRAYBROOK VIC 3019	\$568,000	21/04/2018
1/8 LORD PLACE, BRAYBROOK VIC 3019	\$570,000	20/07/2018