

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 DANTUM GROVE BRAYBROOK VIC 3019

Indicative selling price

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

Single Price

\$788,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2023

to

30 Jun 2024

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

6 SEDGE CLOSE BRAYBROOK VIC 3019	\$790,000	18-Jan-24

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: 08 July 2024



**6 SEDGE CLOSE BRAYBROOK VIC
3019**

Sold Price

\$790,000

Sold Date

18-Jan-24

 3

 2

 1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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