

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

3 MOAMA STREET 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

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,000

Property type

House

Suburb

Braybrook

Period-from

01 Jan 2022

to

31 Dec 2022

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

7 MOAMA STREET BRAYBROOK VIC 3019	\$850,000	15-Oct-22
14 MARNOO STREET BRAYBROOK VIC 3019	\$770,000	29-Oct-22
16 KENROSS COURT BRAYBROOK VIC 3019	\$840,000	27-Aug-22

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: 25 January 2023



7 MOAMA STREET BRAYBROOK VIC 3019

3 1 8

Sold Price

\$850,000

Sold Date

15-Oct-22

Distance

0.03km



14 MARNOO STREET BRAYBROOK VIC 3019

4 1 3

Sold Price

^{RS} **\$770,000**

Sold Date

29-Oct-22

Distance

0.16km



16 KENROSS COURT BRAYBROOK VIC 3019

3 1 -

Sold Price

\$840,000

Sold Date

27-Aug-22

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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