

## 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

40 Shepherd Street 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

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Braybrook

Period-from

01 Mar 2020

to

28 Feb 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

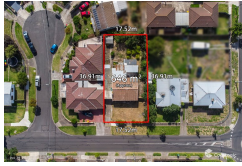
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 30 Vine Street Braybrook VIC 3019    | \$755,000 | 16-Jan-21 |
| 4 Balmoral Street Braybrook VIC 3019 | \$736,000 | 20-Feb-21 |
| 34 Myalla Street Braybrook VIC 3019  | \$802,000 | 10-Feb-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: 03 March 2021



**30 Vine Street Braybrook VIC 3019** Sold Price <sup>RS</sup> **\$755,000** Sold Date **16-Jan-21**

2 1 -

Distance **0.27km**



**4 Balmoral Street Braybrook VIC 3019** Sold Price <sup>RS</sup> **\$736,000** Sold Date **20-Feb-21**

3 1 4

Distance **0.27km**



**34 Myalla Street Braybrook VIC 3019** Sold Price <sup>RS</sup> **\$802,000** Sold Date **10-Feb-21**

3 2 1

Distance **0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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