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	2/2 Wilson Street, Braybrook Vic 3019
Including suburb and postcode	

Indicative selling price

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

Range between $770,000 & $810,000

Median sale price

Median price	$687,500	Property Type	House	Suburb	Braybrook
Period - From	01/01/2019	to	31/12/2019	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	36b Joy St BRAYBROOK 3019	$838,500	03/02/2020
2	3/101 Stanhope St WEST FOOTSCRAY 3012	$803,000	30/11/2019
3	1b Pullar St MAIDSTONE 3012	$779,000	08/02/2020

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: 25/02/2020 15:11

CONSUMER AFFAIRS VICTORIA

4   **3**   **2**

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$770,000 - $810,000
Median House Price
Year ending December 2019: $687,500

Comparable Properties

36b Joy St BRAYBROOK 3019 (REI)

3   **2**   **1**

Price: $838,500
Method: Sold Before Auction
Date: 03/02/2020
Property Type: Unit

Agent Comments

3/101 Stanhope St WEST FOOTSCRAY 3012 (REI)

3   **2**   **1**

Price: $803,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Townhouse (Res)

Agent Comments

1b Pullar St MAIDSTONE 3012 (REI)

3   **2**   **1**

Price: $779,000
Method: Auction Sale
Date: 08/02/2020
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888