

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

68 Darnley Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$710,000

&

\$760,000

Median sale price

Median price \$680,000

Property Type House

Suburb Braybrook

Period - From 01/04/2019

to 31/03/2020

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	34 Crothers St BRAYBROOK 3019	\$740,000	29/02/2020
2	14 Vine St BRAYBROOK 3019	\$720,000	29/02/2020
3	59 South Rd BRAYBROOK 3019	\$710,000	06/11/2019

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:

22/04/2020 15:50



Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$710,000 - \$760,000

Median House Price

Year ending March 2020: \$680,000

Comparable Properties



34 Crothers St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 747 sqm approx

14 Vine St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



59 South Rd BRAYBROOK 3019 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 06/11/2019

Property Type: House (Res)

Land Size: 465 sqm approx