Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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9 ELLIS COURT BRAYBROOK VIC 3019						
e see consumer.vic	.gov.au	ı/underquo	ting (*[Delete single price	e or range	as applicable)
\$976,999		or range between			&	
plicable)						
\$725,000	Prop	erty type		House	Suburb	Braybrook
01 Feb 2023	to	31 Jan	2024	Source		Corelogic
ales (*Delete A	or B b	elow as	applic	cable)		
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						Date of sale
	9 ELLIS COUR e see consumer.vic \$976,999 plicable) \$725,000 01 Feb 2023 ales (*Delete A properties sold with t's representative co	9 ELLIS COURT BRA e see consumer.vic.gov.au \$976,999 plicable) \$725,000 Prop 01 Feb 2023 to ales (*Delete A or B to properties sold within two- t's representative consider	9 ELLIS COURT BRAYBROOK e see consumer.vic.gov.au/underquo \$976,999 plicable) \$725,000 Property type 01 Feb 2023 to 31 Jan ales (*Delete A or B below as properties sold within two kilometres t's representative considers to be more	9 ELLIS COURT BRAYBROOK VIC e see consumer.vic.gov.au/underquoting (*I \$976,999 or range between plicable) \$725,000 Property type 01 Feb 2023 to 31 Jan 2024 ales (*Delete A or B below as applicative considers to be most considers to be most considers.)	9 ELLIS COURT BRAYBROOK VIC 3019 e see consumer.vic.gov.au/underquoting (*Delete single price \$976,999 or range between plicable) property type House 01 Feb 2023 to 31 Jan 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price to	9 ELLIS COURT BRAYBROOK VIC 3019 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$976,999 or range between & plicable) \$725,000 Property type House Suburb 01 Feb 2023 to 31 Jan 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for sale in

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: 07 February 2024



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