

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

1 Dodd Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

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	51 Sussex St SUNSHINE NORTH 3020	\$1,306,000	14/03/2020
2	5 Mill Ct SUNSHINE NORTH 3020	\$1,140,000	26/10/2019
3	55 Ruby Way BRAYBROOK 3019	\$1,115,000	19/02/2020

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:

26/03/2020 13:32



 5  4  2

Property Type: Land
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
Year ending December 2019: \$687,500

Comparable Properties



51 Sussex St SUNSHINE NORTH 3020 (REI)

Agent Comments

 5  3  2

Price: \$1,306,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House (Res)



5 Mill Ct SUNSHINE NORTH 3020 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)



55 Ruby Way BRAYBROOK 3019 (REI)

Agent Comments

 4  2  2

Price: \$1,115,000
Method: Private Sale
Date: 19/02/2020
Rooms: 7
Property Type: House
Land Size: 600 sqm approx