

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

12 Carlton Court, Braybrook Vic 3019

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$800,000 House X Unit Suburb Braybrook

Period - From 01/07/2017 to 30/06/2018 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	11 Castley Cr BRAYBROOK 3019	\$830,000	28/04/2018
2	65 Melon St BRAYBROOK 3019	\$817,500	28/04/2018
3	56 South Rd BRAYBROOK 3019	\$800,000	17/08/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 929 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median House Price

Year ending June 2018: \$800,000

Comparable Properties

11 Castley Cr BRAYBROOK 3019 (REI)

Agent Comments

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Price: \$830,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 624 sqm approx**65 Melon St BRAYBROOK 3019 (REI)**

Agent Comments

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Price: \$817,500**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 595 sqm approx**56 South Rd BRAYBROOK 3019 (REI)**

Agent Comments

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Price: \$800,000**Method:** Sold Before Auction**Date:** 17/08/2018**Rooms:** 3**Property Type:** House (Res)**Land Size:** 592 sqm approx