

# 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

2/9 Balmoral Street, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$600,000

### Median sale price

Median price

\$646,500

Property Type

Townhouse

Suburb

Braybrook

Period - From

22/01/2023

to

21/01/2024

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	1/2 Lily St BRAYBROOK 3019	\$600,000	11/08/2023
2	14a Phoenix St SUNSHINE NORTH 3020	\$585,000	03/01/2024
3	3/87 Hargreaves Cr BRAYBROOK 3019	\$575,000	22/11/2023

**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:

22/01/2024 09:38