

## 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

2/40 Carlton Street Braybrook VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

2/4 Morgan Street Braybrook VIC 3019	\$595,000	22-Apr-21
3/4 Morgan Street Braybrook VIC 3019	\$590,000	07-May-21

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 6 months.

This Statement of Information was prepared on: 19 May 2021



**2/4 Morgan Street Braybrook VIC 3019**

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**22-Apr-21**

 2

 1

 1

Distance

**1.49km**



**3/4 Morgan Street Braybrook VIC 3019**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**07-May-21**

 2

 1

 1

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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