

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

1/20 Showers Street Braybrook VIC 3019

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/72 South Road Braybrook VIC 3019	\$610,000	24-Apr-19
2/60 Melon Street Braybrook VIC 3019	\$636,000	15-Sep-19
1/78 Darnley Street Braybrook VIC 3019	\$637,000	24-Apr-19

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: 22 October 2019



1/72 South Road Braybrook VIC 3019

2 1 1

Sold Price

\$610,000

Sold Date

24-Apr-19

Distance

0.31km



2/60 Melon Street Braybrook VIC 3019

3 2 1

Sold Price

\$636,000

Sold Date

15-Sep-19

Distance

0.92km



1/78 Darnley Street Braybrook VIC 3019

3 1 2

Sold Price

\$637,000

Sold Date

24-Apr-19

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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