

# 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 1/3 Shepherd 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)

Single Price

\$0

### Median sale price

Median price NA Property Type Townhouse Suburb Braybrook (3019)

Period - From 25/07/2021 to 24/01/2022 Source RP Data

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
3/24 HANCOCK CRESCENT, BRAYBROOK VIC 3019	\$600,000	26/08/2021
4/26 HANCOCK CRESCENT, BRAYBROOK VIC 3019	\$600,000	22/12/2021
3/46 CARLTON STREET, BRAYBROOK VIC 3019	\$612,500	06/12/2021

This Statement of Information was prepared on: 24/01/2022