

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 Rose Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Braybrook

Period - From

01/07/2021

to

30/09/2021

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	6 Downing St SUNSHINE NORTH 3020	\$805,000	30/08/2021
2	16 Park Av WEST FOOTSCRAY 3012	\$760,000	14/09/2021
3	42a Alexander St AVONDALE HEIGHTS 3034	\$760,000	26/06/2021

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:

24/11/2021 10:35



3 2 2

Property Type: House
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
September quarter 2021: \$870,000

Comparable Properties



6 Downing St SUNSHINE NORTH 3020
(REI/VG)

Agent Comments

3 1 3

Price: \$805,000
Method: Private Sale
Date: 30/08/2021
Rooms: 4
Property Type: House
Land Size: 520 sqm approx



16 Park Av WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 14/09/2021
Rooms: 4
Property Type: House (Res)
Land Size: 184 sqm approx



42a Alexander St AVONDALE HEIGHTS 3034
(REI/VG)

Agent Comments

3 2 1

Price: \$760,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 388 sqm approx

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