

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

1/26 Carlton Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$765,000

House

X

Unit

Suburb Braybrook

Period - From 01/01/2018

to

31/12/2018

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	1/44 Darnley St BRAYBROOK 3019	\$565,000	02/03/2019
2	5/11 Margaret Cr BRAYBROOK 3019	\$531,000	21/11/2018
3	16a Baker St SUNSHINE 3020	\$502,000	06/10/2018

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
 \$495,000 - \$540,000
Median House Price
 Year ending December 2018: \$765,000

Comparable Properties



1/44 Darnley St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$565,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)



5/11 Margaret Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$531,000
Method: Private Sale
Date: 21/11/2018
Rooms: -
Property Type: Townhouse (Single)



16a Baker St SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$502,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)