

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

1/52 Lily Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$700,000

&

\$760,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb Braybrook

Period - From 01/07/2016

to

30/06/2017

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	1/1 Menzies St BRAYBROOK 3019	\$695,000	15/06/2017
2	18a Showers St BRAYBROOK 3019	\$685,000	17/07/2017
3	1/28 Hargreaves Cr BRAYBROOK 3019	\$651,400	28/07/2017

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.~~



 4  3  2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median Unit Price
Year ending June 2017: \$500,000

Comparable Properties



1/1 Menzies St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$695,000
Method: Auction Sale
Date: 15/06/2017
Rooms: -
Property Type: Townhouse (Single)



18a Showers St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$685,000
Method: Private Sale
Date: 17/07/2017
Rooms: 4
Property Type: Townhouse (Single)



1/28 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$651,400
Method: Private Sale
Date: 28/07/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 149 sqm approx