

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

18a Showers Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$500,000

Unit

X

Suburb

Braybrook

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
10b Shepherd St BRAYBROOK 3019	\$630,000	28/03/2017
2/38 Lily St BRAYBROOK 3019	\$540,000	20/01/2017
62 Lawn Cr BRAYBROOK 3019	\$536,000	25/02/2017



3 2 1

Rooms:

Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

March quarter 2017: \$500,000

Comparable Properties



10b Shepherd St BRAYBROOK 3019 (REI)

[Agent Comments](#)

3 2 2

Price: \$630,000

Method: Private Sale

Date: 28/03/2017

Rooms: 5

Property Type: Townhouse (Single)



2/38 Lily St BRAYBROOK 3019 (REI)

[Agent Comments](#)

2 2 2

Price: \$540,000

Method: Auction Sale

Date: 20/01/2017

Rooms: -

Property Type: Townhouse (Single)



62 Lawn Cr BRAYBROOK 3019 (REI)

[Agent Comments](#)

3 2 1

Price: \$536,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 176 sqm