

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

2/18 MARNOO STREET BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 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

2/9 HANNA COURT BRAYBROOK VIC 3019	\$650,000	22-May-24
71B SOUTH ROAD BRAYBROOK VIC 3019	\$620,000	27-Jun-24
3/3 ROSE STREET BRAYBROOK VIC 3019	\$625,000	28-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 16 July 2024



2/9 HANNA COURT BRAYBROOK VIC 3019

2 2 1

Sold Price

\$650,000

Sold Date

22-May-24

Distance

1.56km



71B SOUTH ROAD BRAYBROOK VIC 3019

2 1 1

Sold Price

^{RS} **\$620,000**

Sold Date

27-Jun-24

Distance

0.41km



3/3 ROSE STREET BRAYBROOK VIC 3019

2 1 1

Sold Price

\$625,000

Sold Date

28-Mar-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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