

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

1/13 Burnett Avenue, Braybrook Vic 3019

Indicative selling price

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

Range between \$640,000

&

\$685,000

Median sale price

Median price \$680,000

Property Type House

Suburb Braybrook

Period - From 01/04/2019

to 31/03/2020

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	4 Basalt Wlk BRAYBROOK 3019	\$698,500	30/04/2020
2	24 Lawn Cr BRAYBROOK 3019	\$650,000	20/03/2020
3	1/3 Vine St BRAYBROOK 3019	\$635,000	01/01/2020

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:

03/06/2020 17:07



 3  2  1

Property Type: Townhouse
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$685,000
Median House Price
Year ending March 2020: \$680,000

Comparable Properties

4 Basalt Wlk BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$698,500
Method: Private Sale
Date: 30/04/2020
Rooms: 4
Property Type: Townhouse (Res)



24 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$650,000
Method: Private Sale
Date: 20/03/2020
Rooms: 5
Property Type: House (Res)

1/3 Vine St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$635,000
Method: Private Sale
Date: 01/01/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 220 sqm approx