

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

1/18 Arthur Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$588,000

&

Median sale price

Median price \$580,000

House

Unit

X

Suburb

Braybrook

Period - From 01/04/2018

to

31/03/2019

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	2/3 Montgomery St MAIDSTONE 3012	\$705,000	11/04/2019
2	5a Wilson St BRAYBROOK 3019	\$620,000	15/03/2019
3	1/20 Middleton St BRAYBROOK 3019	\$585,000	26/04/2019

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 2 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/3 Montgomery St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$705,000

Method: Private Sale

Date: 11/04/2019

Rooms: 5

Property Type: Townhouse (Res)



5a Wilson St BRAYBROOK 3019 (REI)

Agent Comments

3 1 2

Price: \$620,000

Method: Sold Before Auction

Date: 15/03/2019

Rooms: -

Property Type: Townhouse (Res)



1/20 Middleton St BRAYBROOK 3019 (REI)

Agent Comments

3 2 1

Price: \$585,000

Method: Private Sale

Date: 26/04/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 200 sqm approx