

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

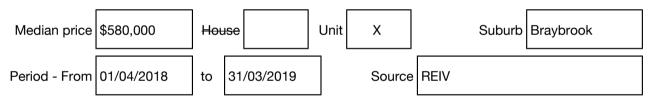
s 1/18 Arthur Street, Braybrook Vic 3019 d e

Indicative selling price

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

 Range between
 \$588,000

Median sale price



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.

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata







Rooms: Property Type: Townhouse (Res) Agent Comments

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Indicative Selling Price \$570,000 - \$600,000 **Median Unit Price** Year ending March 2019: \$580,000

Comparable Properties



2/3 Montgomery St MAIDSTONE 3012 (REI)



Price: \$705,000 Method: Private Sale Date: 11/04/2019 Rooms: 5 Property Type: Townhouse (Res)

Agent Comments

Agent Comments





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



Price: \$585.000 Method: Private Sale Date: 26/04/2019 Rooms: -Property Type: Townhouse (Res) Land Size: 200 sqm approx

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