

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 Stores Court 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Braybrook

Period-from

01 Sep 2018

to

31 Aug 2019

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

3 Air Force Avenue Braybrook VIC 3019	\$855,000	20-Mar-19
11 Adamson Street Braybrook VIC 3019	\$825,000	28-Mar-19
83 Ruby Way Braybrook VIC 3019	\$1,200,000	28-Feb-19

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: 18 September 2019



3 Air Force Avenue Braybrook VIC 3019

Sold Price

\$855,000

Sold Date

20-Mar-19

 4  3  1

Distance

0.08km



11 Adamson Street Braybrook VIC 3019

Sold Price

\$825,000

Sold Date

28-Mar-19

 4  2  2

Distance

0.48km



83 Ruby Way Braybrook VIC 3019

Sold Price

\$1,200,000

Sold Date

28-Feb-19

 4  2  2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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