

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

68 Darnley Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$800,000

House

X

Unit

Suburb

Braybrook

Period - From

01/04/2017

to

31/03/2018

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	23 McLennan St BRAYBROOK 3019	\$765,000	09/04/2018
2	14 Sturt St SUNSHINE 3020	\$750,000	06/03/2018
3	129 Hertford Rd SUNSHINE 3020	\$730,000	20/11/2017

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.



 2  -  1

Rooms:
Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$770,000
Median House Price
Year ending March 2018: \$800,000

Comparable Properties



23 McLennan St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$765,000
Method: Sold Before Auction
Date: 09/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



14 Sturt St SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$750,000
Method: Sold Before Auction
Date: 06/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 604 sqm approx

129 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$730,000
Method: Private Sale
Date: 20/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 575 sqm approx