

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Lot 3057 Cole Street, Braybrook VIC 3019

Including suburb and
postcode

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 \$*669,000 & \$679,000

Median sale price

Median price \$652,000 Property Type Other Suburb Braybrook

Period - From 01 July 2019 to 30 June 2020 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 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 1/13 Burnett Avenue Braybrook VIC 3019	\$671,000	12 June 2020
2 36B Joy Street Braybrook VIC 3019	\$838,500	29 January 2020
3 2/87 Darnley Street Braybrook VIC 3019	\$665,000	10 November 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.~~

This Statement of Information was prepared on: 30 July 2020