

## 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

2/8 Dedrick Grove Braybrook VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2019

to

31 Oct 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 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

1/13 Burnett Avenue Braybrook VIC 3019	\$671,000	12-Jun-20
1/68A Duke Street Braybrook VIC 3019	\$625,000	21-Sep-20
2/5 Kenneth Street Braybrook VIC 3019	\$640,000	01-Jul-20

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.~~

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**1/13 Burnett Avenue Braybrook VIC 3019** Sold Price **\$671,000** Sold Date **12-Jun-20**

3 2 2

Distance **0.35km**



**1/68A Duke Street Braybrook VIC 3019** Sold Price **\$625,000** Sold Date **21-Sep-20**

3 1 2

Distance **0.48km**



**2/5 Kenneth Street Braybrook VIC 3019** Sold Price **\$640,000** Sold Date **01-Jul-20**

3 2 2

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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