

## 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

1/4 ORANGE STREET 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

\$569,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Dec 2023

to

30 Nov 2024

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

21C SHEPHERD STREET BRAYBROOK VIC 3019	\$570,000	16-May-24
2/9 BALMORAL STREET BRAYBROOK VIC 3019	\$598,000	30-Jan-24
3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$610,000	17-Sep-24

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: 03 December 2024



**21C SHEPHERD STREET  
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$570,000** Sold Date **16-May-24**

Distance **0.28km**



**2/9 BALMORAL STREET  
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$598,000** Sold Date **30-Jan-24**

Distance **0.33km**



**3/37 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

2 1 1

Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **17-Sep-24**

Distance **0.52km**



**2/46 CARLTON STREET  
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$610,000** Sold Date **27-Oct-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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