

## 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 Lord Place, Braybrook Vic 3019

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$790,000

#### Median sale price

Median price

\$722,500

House

X

Unit

Suburb

Braybrook

Period - From

01/07/2018

to

30/06/2019

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	12 Hemphill Rd SUNSHINE 3020	\$782,000	01/06/2019
2	5 Norma St SUNSHINE 3020	\$720,000	16/03/2019
3	11 Myamyn St BRAYBROOK 3019	\$720,000	07/03/2019

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.



 4    1    1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$790,000  
**Median House Price**  
Year ending June 2019: \$722,500

## Comparable Properties



**12 Hemphill Rd SUNSHINE 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$782,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**5 Norma St SUNSHINE 3020 (REI)**

**Agent Comments**

 5    2    1

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx

**11 Myamyn St BRAYBROOK 3019 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx