

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	2 Lord Place, Braybrook Vic 3019
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$730,000	&	\$790,000
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Median sale price

Median price	\$722,500	Hou	use X	Unit		Subu	rb Braybrook
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

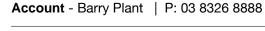
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





Price: \$782,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

5 Norma St SUNSHINE 3020 (REI)













Agent Comments

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)

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Price: \$720,000

Method: Sold Before Auction

Date: 07/03/2019

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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