

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

1/78 Duke Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$697,500

Property Type House

Suburb Braybrook

Period - From 08/11/2018

to

07/11/2019

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	1/18 Duke St BRAYBROOK 3019	\$560,000	31/08/2019
2	2/24 Marnoo St BRAYBROOK 3019	\$560,000	03/09/2019
3	1/26 Carlton St BRAYBROOK 3019	\$540,000	11/05/2019

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:

08/11/2019 15:09



 3  1  1

Property Type: Unit
Land Size: 231 sqm approx
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

08/11/2018 - 07/11/2019: \$697,500

Comparable Properties

1/18 Duke St BRAYBROOK 3019 (REI/VG)

Agent Comments

 3  2  2

Price: \$560,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Townhouse (Res)



2/24 Marnoo St BRAYBROOK 3019 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 03/09/2019

Rooms: 4

Property Type: Apartment



1/26 Carlton St BRAYBROOK 3019 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House (Res)

Land Size: 256 sqm approx