

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

34 Myalla Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$685,000 Property Type House Suburb Braybrook

Period - From 01/10/2019 to 30/09/2020 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	14 Middleton St BRAYBROOK 3019	\$787,000	26/11/2020
2	83 Darnley St BRAYBROOK 3019	\$785,000	20/10/2020
3	68 Darnley St BRAYBROOK 3019	\$730,000	13/01/2021

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:

13/01/2021 14:09



Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

Year ending September 2020: \$685,000

Comparable Properties



14 Middleton St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 26/11/2020

Property Type: House (Res)

Land Size: 1859 sqm approx



83 Darnley St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 20/10/2020

Property Type: House (Res)

Land Size: 675 sqm approx



68 Darnley St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 13/01/2021

Property Type: House