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 betweer	n \$730,000		&		\$770,000			
Median sale price								
Median price	\$685,000	Pro	operty Type	Hou	se		Suburb	Braybrook
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress 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

Benyelant	14 Middleton St BRAYBROOK 3019 (REI) 1 1	Agent Comments
	83 Darnley St BRAYBROOK 3019 (REI) 2 1 1 1 Price: \$785,000 Method: Private Sale Date: 20/10/2020 Property Type: House (Res) Land Size: 675 sqm approx	Agent Comments
1590m² (approx.)	68 Darnley St BRAYBROOK 3019 (REI) 2 1 1 1 Price: \$730,000 Method: Private Sale Date: 13/01/2021 Property Type: House	Agent Comments

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.