

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"BLOCK 7" 1/19 MULLENGER ROAD, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: 580,000 to 638,000

Median sale price

Median price

\$505,250

House

Unit

X

Suburb

BRAYBROOK

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
21 ROSE ST, BRAYBROOK, VIC 3019	\$588,000	06/01/2018
4/15 MULLENGER RD, BRAYBROOK, VIC 3019	*\$638,000	24/02/2018
4/16 CHERRY CRES, BRAYBROOK, VIC 3019	\$622,500	21/10/2017