

## 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

1/136 Churchill Avenue Braybrook VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

2/30 Moama Street Braybrook VIC 3019	\$680,000	18-Aug-21
3/18 Duke Street Braybrook VIC 3019	\$660,000	10-May-21
75 Teague Crescent Braybrook VIC 3019	\$665,000	21-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 22 September 2021



**2/30 Moama Street Braybrook VIC 3019**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**18-Aug-21**

 3  2  2

Distance

**0.6km**



**3/18 Duke Street Braybrook VIC 3019**

Sold Price

**\$660,000**

Sold Date

**10-May-21**

 3  2  1

Distance

**1.15km**



**75 Teague Crescent Braybrook VIC 3019**

Sold Price

**\$665,000**

Sold Date

**21-Jul-21**

 3  2  2

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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