

## 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

13/40 Errol Street, Braybrook Vic 3019

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$690,000

#### Median sale price

Median price \$500,000

House

Unit

X

Suburb Braybrook

Period - From 01/04/2017

to

30/06/2017

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 | 1/1 Menzies St BRAYBROOK 3019  | \$695,000 | 15/06/2017   |
| 2 | 1/18 Showers St BRAYBROOK 3019 | \$675,000 | 23/09/2017   |
| 3 | 10b Shepherd St BRAYBROOK 3019 | \$630,000 | 28/03/2017   |

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.~~



 3  2  1

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median Unit Price**  
June quarter 2017: \$500,000

## Comparable Properties



**1/1 Menzies St BRAYBROOK 3019 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 15/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**1/18 Showers St BRAYBROOK 3019 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**10b Shepherd St BRAYBROOK 3019 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 28/03/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)