

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

9 ELLIS COURT BRAYBROOK VIC 3019

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Braybrook

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|---|-------------|-----------|
| 2/10 BEACHLEY STREET BRAYBROOK VIC 3019 | \$1,002,888 | 01-Dec-23 |
| 2/8 BURNETT AVENUE BRAYBROOK VIC 3019 | \$900,000 | 16-Mar-24 |
| 8 HUTTON STREET MAIDSTONE VIC 3012 | \$905,000 | 22-Feb-24 |

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 May 2024

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**2/10 BEACHLEY STREET
 BRAYBROOK VIC 3019**

4 3 2

Sold Price ^{RS} **\$1,002,888** Sold Date **01-Dec-23**

Distance **0.9km**



**2/8 BURNETT AVENUE
 BRAYBROOK VIC 3019**

3 2 2

Sold Price ^{RS} **\$900,000** Sold Date **16-Mar-24**

Distance **0.87km**



**8 HUTTON STREET MAIDSTONE
 VIC 3012**

3 2 2

Sold Price ^{RS} **\$905,000** Sold Date **22-Feb-24**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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