

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

7/11 Kent Street 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

\$362,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2019

to

29 Feb 2020

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

9/11 Kent Street Braybrook VIC 3019	\$336,500	27-Oct-19
4/29 South Road Braybrook VIC 3019	\$375,000	06-Oct-19
4/705 Barkly Street West Footscray VIC 3012	\$370,000	06-Sep-19

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.~~

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9/11 Kent Street Braybrook VIC 3019

2 1 1

Sold Price **\$336,500** Sold Date **27-Oct-19**

Distance -



4/29 South Road Braybrook VIC 3019

2 1 1

Sold Price **\$375,000** Sold Date **06-Oct-19**

Distance **0.76km**



4/705 Barkly Street West Footscray VIC 3012

2 1 1

Sold Price **\$370,000** Sold Date **06-Sep-19**

Distance **1.59km**

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

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