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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

46 Balmoral Street Braybrook VIC 3019

 3  1  1

## Indicative Selling Price

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

Range between \$740,000 & \$800,000

## Median Sale Price

\$751,000 Houses in Braybrook between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**26 McLennan Street Braybrook VIC 3019**

 3  1  2

Sold Price

**\$772,000**

Sold Date

**27-Oct-18**

Distance

**0.3km**



**9 Hinkler Street Braybrook VIC 3019**

 3  1  2

Sold Price

**\$782,000**

Sold Date

**23-Jun-18**

Distance

**0.8km**



**9 Elizabeth Street Braybrook VIC 3019**

 3  1  2

Sold Price

**\$747,800**

Sold Date

**22-Oct-18**

Distance

**0.97km**

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