

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	2 Ash St BRAYBROOK 3019	\$549,000	11/04/2019
2	1/64 Phoenix St SUNSHINE NORTH 3020	\$514,000	25/05/2019
3	2/78 Darnley St BRAYBROOK 3019	\$510,000	29/05/2019

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.



 2    2    1

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

**Indicative Selling Price**  
\$520,000 - \$560,000  
**Median Unit Price**  
Year ending March 2019: \$500,000

## Comparable Properties



**2 Ash St BRAYBROOK 3019 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 11/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 197 sqm approx



**1/64 Phoenix St SUNSHINE NORTH 3020 (REI)** **Agent Comments**

 2    1    1

**Price:** \$514,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Unit



**2/78 Darnley St BRAYBROOK 3019 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)