

## 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

4/40 Carlton 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/15 Myamyn Street Braybrook VIC 3019  | \$531,000 | 20-Mar-19 |
| 2/24 Marnoo Street Braybrook VIC 3019  | \$560,000 | 30-Aug-19 |
| 2/46 Carlton Street Braybrook VIC 3019 | \$530,000 | 12-Jun-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.~~

This Statement of Information was prepared on: 24 October 2019



**3/15 Myamyn Street Braybrook VIC 3019** Sold Price **\$531,000** Sold Date **20-Mar-19**  
 Distance **1.04km**  
 2 1 1



**2/24 Marnoo Street Braybrook VIC 3019** Sold Price **\$560,000** Sold Date **30-Aug-19**  
 Distance **0.97km**  
 2 1 1



**2/46 Carlton Street Braybrook VIC 3019** Sold Price **\$530,000** Sold Date **12-Jun-19**  
 Distance **0.05km**  
 2 1 1

RS = Recent sale      UN = Undisclosed Sale

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