

# 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

14/1 Marnoo 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)

Range between \$360,000

&

\$390,000

### Median sale price

Median price \$400,000

Property Type Unit

Suburb Braybrook

Period - From 27/03/2024

to

26/03/2025

Source Property Data

### 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	4/48-50 Hertford Rd SUNSHINE 3020	\$400,000	03/12/2024
2	3/50 Hertford Rd SUNSHINE 3020	\$378,000	07/11/2024
3	6/1 Marnoo St BRAYBROOK 3019	\$370,000	21/10/2024

**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.~~

This Statement of Information was prepared on:

27/03/2025 09:57