

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

108/251 Ballarat Road, Braybrook Vic 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$320,000

&

\$340,000

Median sale price

Median price

\$559,500

House

Unit

X

Suburb

Braybrook

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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	4/44-46 Eucalyptus Dr MAIDSTONE 3012	\$360,000	27/04/2019
2	11/2-4 Elizabeth St BRAYBROOK 3019	\$320,000	08/06/2019
3	2/12-18 Margaret Cr BRAYBROOK 3019	\$312,000	17/06/2019

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$320,000 - \$340,000
Median Unit Price
Year ending June 2019: \$559,500

Comparable Properties



4/44-46 Eucalyptus Dr MAIDSTONE 3012 (REI) **Agent Comments**

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Price: \$360,000
Method: Sold Before Auction
Date: 27/04/2019
Rooms: -
Property Type: Apartment



11/2-4 Elizabeth St BRAYBROOK 3019 (REI) **Agent Comments**

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Price: \$320,000
Method: Private Sale
Date: 08/06/2019
Rooms: 2
Property Type: Unit



2/12-18 Margaret Cr BRAYBROOK 3019 (REI) **Agent Comments**

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Price: \$312,000
Method: Private Sale
Date: 17/06/2019
Rooms: -
Property Type: Villa