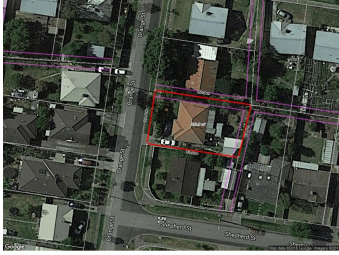


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 ORANGE STREET, BRAYBROOK, VIC



Indicative Selling Price

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

Price Range: \$690,000 to \$750,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$771,000

01 October 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



31 HAMPDEN ST, BRAYBROOK, VIC 3019



Sale Price

***\$765,000**

Sale Date: 02/06/2018

Distance from Property: 841m



62 DUKE ST, BRAYBROOK, VIC 3019



Sale Price

***\$751,000**

Sale Date: 23/06/2018

Distance from Property: 897m



81 HARGREAVES CRES, BRAYBROOK, VIC 3019



Sale Price

***\$715,000**

Sale Date: 23/06/2018

Distance from Property: 275m



This report has been compiled on 25/06/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 ORANGE STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$690,000 to \$750,000

Median sale price

Median price

\$771,000

House

X

Unit

Suburb

BRAYBROOK

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
31 HAMPDEN ST, BRAYBROOK, VIC 3019	*\$765,000	02/06/2018
62 DUKE ST, BRAYBROOK, VIC 3019	*\$751,000	23/06/2018
81 HARGREAVES CRES, BRAYBROOK, VIC 3019	*\$715,000	23/06/2018