

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

B04/17 Mullenger Road, Braybrook Vic 3019

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Braybrook

Period - From

27/01/2020

to

26/01/2021

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	8/2 Eucalyptus Dr MAIDSTONE 3012	\$440,000	03/06/2020
2	5/8 Crefden St MAIDSTONE 3012	\$406,500	26/11/2020
3	8/1-11 Marnoo St BRAYBROOK 3019	\$375,000	15/06/2020

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:

27/01/2021 15:40



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000

Median Unit Price
27/01/2020 - 26/01/2021: \$582,500

Comparable Properties



8/2 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 03/06/2020
Rooms: 4
Property Type: Apartment



5/8 Crefden St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$406,500
Method: Private Sale
Date: 26/11/2020
Property Type: Apartment



8/1-11 Marnoo St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 15/06/2020
Property Type: Apartment