

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

8/15 MYAMYN STREET BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2021

to

31 Mar 2022

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

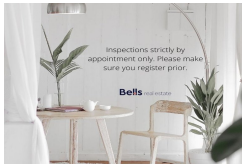
Date of sale

4/23-25 DUKE STREET SUNSHINE VIC 3020	\$650,000	03-Mar-22
7/22 DUKE STREET BRAYBROOK VIC 3019	\$635,000	25-Oct-21
5/20 DUKE STREET BRAYBROOK VIC 3019	\$640,000	17-Oct-21

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: 11 April 2022



4/23-25 DUKE STREET SUNSHINE VIC 3020

3 2 2

Sold Price

^{RS} \$650,000

Sold Date 03-Mar-22

Distance 0.34km



7/22 DUKE STREET BRAYBROOK VIC 3019

3 2 1

Sold Price

\$635,000

Sold Date 25-Oct-21

Distance 0.35km



5/20 DUKE STREET BRAYBROOK VIC 3019

3 2 2

Sold Price

\$640,000

Sold Date 17-Oct-21

Distance 0.39km

RS = Recent sale

UN = Undisclosed Sale

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