

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

1/6 WINDSOR 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2021

to

31 Oct 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

51 ROYAL ROAD BRAYBROOK VIC 3019	\$765,000	26-Aug-21
6 HOLZER CRESCENT BRAYBROOK VIC 3019	\$737,500	26-Sep-22
1/732 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$736,000	14-Jul-22

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: 28 November 2022



51 ROYAL ROAD BRAYBROOK VIC 3019

4
 3
 -

Sold Price

\$765,000

Sold Date

26-Aug-21

Distance

0.54km

6 HOLZER CRESCENT BRAYBROOK VIC 3019

3
 2
 2

Sold Price

\$737,500

Sold Date

26-Sep-22

Distance

0.72km

1/732 BARKLY STREET WEST FOOTSCRAY VIC 3012

2
 2
 1

Sold Price

\$736,000

Sold Date

14-Jul-22

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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