

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

14 MENZIES STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$775,000 to \$825,000

Median sale price

Median price

\$745,000

House

☒

Unit

☐

Suburb

BRAYBROOK

Period

01 April 2017 to 30 June 2017

Source

 pricefinder

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
35 SHEPHERD ST, BRAYBROOK, VIC 3019	*\$840,000	16/09/2017
33 SHEPHERD ST, BRAYBROOK, VIC 3019	*\$850,000	16/09/2017
16 MENZIES ST, BRAYBROOK, VIC 3019	\$760,000	08/04/2017