

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/40 LILY STREET, BRAYBROOK, VIC 3019  3  1  2

Indicative Selling Price

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

Price Range: \$560,000 to \$610,000

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

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (Unit)

\$585,000

01 January 2018 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.



94 LAWN CRES, BRAYBROOK, VIC 3019

 3  2  1

Sale Price

***\$606,000**

Sale Date: 26/05/2018

Distance from Property: 1km



2/42 DARNLEY ST, BRAYBROOK, VIC 3019

 3  1  1

Sale Price

***\$565,000**

Sale Date: 05/05/2018

Distance from Property: 409m



4/20 CASTLEY CRES, BRAYBROOK, VIC 3019

 3  1  1

Sale Price

\$585,000

Sale Date: 25/01/2018

Distance from Property: 1km



This report has been compiled on 12/06/2018 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

1/40 LILY STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$560,000 to \$610,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

BRAYBROOK

Period

01 January 2018 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
94 LAWN CRES, BRAYBROOK, VIC 3019	*\$606,000	26/05/2018
2/42 DARNLEY ST, BRAYBROOK, VIC 3019	*\$565,000	05/05/2018
4/20 CASTLEY CRES, BRAYBROOK, VIC 3019	\$585,000	25/01/2018