

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

4/18 Adamson 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/6 Wilson Street Braybrook VIC 3019	\$478,000	21-Sep-19
2/14 Rose Street Braybrook VIC 3019	\$600,000	09-Nov-19
4/20 Castley Crescent Braybrook VIC 3019	\$587,500	06-Dec-19

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: 25 February 2020



1/6 Wilson Street Braybrook VIC 3019

2 1 1

Sold Price

\$478,000

Sold Date

21-Sep-19

Distance

0.44km



2/14 Rose Street Braybrook VIC 3019

2 2 1

Sold Price

\$600,000

Sold Date

09-Nov-19

Distance

0.6km



4/20 Castley Crescent Braybrook VIC 3019

2 1 1

Sold Price

\$587,500

Sold Date

06-Dec-19

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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