

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

18 DEDRICK GROVE 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Braybrook

Period-from

01 Feb 2022

to

31 Jan 2023

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

62 LILY STREET BRAYBROOK VIC 3019	\$792,000	03-Dec-22
76 DARNLEY STREET BRAYBROOK VIC 3019	\$771,000	24-Sep-22
14 MARNOO STREET BRAYBROOK VIC 3019	\$770,000	29-Oct-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: 18 February 2023



62 LILY STREET BRAYBROOK VIC 3019

Sold Price

^{RS} **\$792,000** Sold Date **03-Dec-22**

 4  1  2

Distance **0.2km**



76 DARNLEY STREET BRAYBROOK VIC 3019

Sold Price

\$771,000 Sold Date **24-Sep-22**

 3  1  3

Distance **0.4km**



14 MARNOO STREET BRAYBROOK VIC 3019

Sold Price

^{RS} **\$770,000** Sold Date **29-Oct-22**

 4  1  3

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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