

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

9/40 ERROL 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2022

to

30 Sep 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

2/2 HANNA COURT BRAYBROOK VIC 3019

\$680,000

09-May-23

3/8 BALMORAL STREET BRAYBROOK VIC 3019

\$645,000

09-Aug-23

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: 12 October 2023



**2/2 HANNA COURT BRAYBROOK
VIC 3019**

 3  2  1

Sold Price

\$680,000

Sold Date **09-May-23**

Distance **0.95km**



**3/8 BALMORAL STREET
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

\$645,000

Sold Date **09-Aug-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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