

## 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

7/1 MARNOO STREET BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2021

to

31 Mar 2022

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

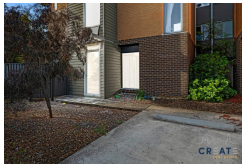
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 13/1 MARNOO STREET BRAYBROOK VIC 3019       | \$388,000 | 01-Feb-22 |
| 2/13 ALBERTA STREET WEST FOOTSCRAY VIC 3012 | \$390,000 | 15-Oct-21 |
| 1/16 LAWN CRESCENT BRAYBROOK VIC 3019       | \$385,000 | 05-Mar-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: 11 April 2022



**13/1 MARNOO STREET  
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$388,000** Sold Date **01-Feb-22**

Distance -



**2/13 ALBERTA STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  -

Sold Price **\$390,000** Sold Date **15-Oct-21**

Distance **1.69km**



**1/16 LAWN CRESCENT  
BRAYBROOK VIC 3019**

 3  1  1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **05-Mar-22**

Distance **1.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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