

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	8 Kannan Boulevard, Braybrook Vic 3019
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Indicative selling price

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

Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$502,000	House		Unit	X	Suburb	Braybrook
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

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 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
1	1/28 Hargreaves Cr BRAYBROOK 3019	\$651,400	28/07/2017
2	12/27 Marnoo St BRAYBROOK 3019	\$560,000	22/07/2017
3	1/7 Transport St BRAYBROOK 3019	\$535,000	03/06/2017

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 six months.~~



 3  2  2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending September 2017: \$502,000

Comparable Properties



1/28 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$651,400
Method: Private Sale
Date: 28/07/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 149 sqm approx

12/27 Marnoo St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$560,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: Townhouse (Res)



1/7 Transport St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$535,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: Townhouse (Res)