

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

51 South Road 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Braybrook

Period-from

01 Feb 2020

to

31 Jan 2021

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

34 Myalla Street Braybrook VIC 3019	\$802,000	10-Feb-21
14 Middleton Street Braybrook VIC 3019	\$787,000	08-Nov-20
30 Vine Street Braybrook VIC 3019	\$755,000	16-Jan-21

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: 16 February 2021



34 Myalla Street Braybrook VIC 3019

Sold Price

^{RS} **\$802,000**

Sold Date

10-Feb-21

3 2 1

Distance

0.58km



14 Middleton Street Braybrook VIC 3019

Sold Price

\$787,000

Sold Date

08-Nov-20

4 1 -

Distance

1.11km



30 Vine Street Braybrook VIC 3019

Sold Price

^{RS} **\$755,000**

Sold Date

16-Jan-21

2 1 -

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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