

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

6/20 DUKE 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2021

to

31 Oct 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

6 HOLZER CRESCENT BRAYBROOK VIC 3019	\$737,500	26-Sep-22
4/23-25 DUKE STREET SUNSHINE VIC 3020	\$650,000	16-Feb-22
82 WELLINGTON STREET WEST FOOTSCRAY VIC 3012	\$675,000	15-Apr-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: 09 November 2022



6 HOLZER CRESCENT BRAYBROOK VIC 3019

3 2 2

Sold Price **\$737,500** Sold Date **26-Sep-22**

Distance **0.27km**



4/23-25 DUKE STREET SUNSHINE VIC 3020

3 2 2

Sold Price **\$650,000** Sold Date **16-Feb-22**

Distance **0.13km**



82 WELLINGTON STREET WEST FOOTSCRAY VIC 3012

3 2 2

Sold Price **\$675,000** Sold Date **15-Apr-22**

Distance **1.62km**



18 ROYAL ROAD BRAYBROOK VIC 3019

3 2 2

Sold Price **\$680,000** Sold Date **11-Apr-22**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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