

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 MCLENNAN STREET, BRAYBROOK, VIC  2  1  1

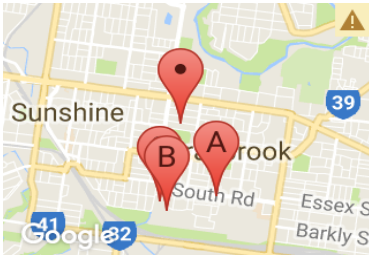
Indicative Selling Price

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

Price Range: \$700,000 to \$770,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$752,500

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



51 SOUTH RD, BRAYBROOK, VIC 3019  2  1  2

Sale Price

\$780,000

Sale Date: 21/10/2017

Distance from Property: 1.1km



5 HOWELL PL, BRAYBROOK, VIC 3019  2  1  2

Sale Price

\$771,000

Sale Date: 05/10/2017

Distance from Property: 1.3km



17 KENROSS CRT, BRAYBROOK, VIC 3019  3  1  3

Sale Price

\$785,000

Sale Date: 21/10/2017

Distance from Property: 1.2km



This report has been compiled on 28/02/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 MCLENNAN STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$752,500

House

X

Unit

Suburb

BRAYBROOK

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
51 SOUTH RD, BRAYBROOK, VIC 3019	\$780,000	21/10/2017
5 HOWELL PL, BRAYBROOK, VIC 3019	\$771,000	05/10/2017
17 KENROSS CRT, BRAYBROOK, VIC 3019	\$785,000	21/10/2017