Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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12 HUGHES STREET BRAYBROOK VIC 3019						
e see consumer.vic	c.gov.au	ı/underquot	ting (*E	Delete single pric	e or range	as applicable)
\$695,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$730,000	Property type			House	Suburb	Braybrook
01 Oct 2023	to	to 30 Sep 2024		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						
	12 HUGHES S e see consumer.vic \$695,000 plicable) \$730,000 01 Oct 2023 ales (*Delete A	12 HUGHES STREET e see consumer.vic.gov.au \$695,000 plicable) \$730,000 Prop 01 Oct 2023 to ales (*Delete A or B to properties sold within two t's representative consider	12 HUGHES STREET BRAYBE e see consumer.vic.gov.au/underquot \$695,000 or ran between plicable) \$730,000 Property type 01 Oct 2023 to 30 Sep 2 ales (*Delete A or B below as a corpoperties sold within two kilometres of the representative considers to be more	12 HUGHES STREET BRAYBROOK e see consumer.vic.gov.au/underquoting (*E \$695,000	12 HUGHES STREET BRAYBROOK VIC 3019 e see consumer.vic.gov.au/underquoting (*Delete single price \$695,000 or range between plicable) \$730,000 Property type House 01 Oct 2023 to 30 Sep 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale the representative considers to be most comparable to the price to the property for sale the representative considers to be most comparable to the price to the price to the property for sale the representative considers to be most comparable to the price to the pri	2 see consumer.vic.gov.au/underquoting (*Delete single price or range a \$695,000

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: 25 October 2024



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