

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

1/20 Melrose Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$680,000 Property Type House Suburb Braybrook

Period - From 01/04/2019 to 31/03/2020 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	5/144 Churchill Av BRAYBROOK 3019	\$540,000	20/03/2020
2	1/24 Barrie Ct BRAYBROOK 3019	\$537,000	07/12/2019
3	1/4 Watson Gr BRAYBROOK 3019	\$510,000	23/11/2019

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.~~

This Statement of Information was prepared on:

05/05/2020 16:59



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Property Type: House

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median House Price

Year ending March 2020: \$680,000

Comparable Properties



5/144 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 20/03/2020

Rooms: 4

Property Type: Unit



1/24 Barrie Ct BRAYBROOK 3019 (REI)

Agent Comments

 2  2  1

Price: \$537,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



1/4 Watson Gr BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$510,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)