

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 98 Darnley Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$780,000 House X Unit Suburb Braybrook

Period - From 01/10/2017 to 30/09/2018 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	62 Duke St BRAYBROOK 3019	\$751,000	23/06/2018
2	41 Myalla St BRAYBROOK 3019	\$748,000	25/08/2018
3	9 Elizabeth St BRAYBROOK 3019	\$746,000	20/10/2018

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.



 2
  1
  2

Rooms:**Property Type:** House**Land Size:** 610 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2018: \$780,000

Comparable Properties

**62 Duke St BRAYBROOK 3019 (REI)**

Agent Comments

 4
  1
  2

Price: \$751,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 658 sqm approx**41 Myalla St BRAYBROOK 3019 (REI)**

Agent Comments

 3
  1
  2

Price: \$748,000**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** -**Property Type:** House**9 Elizabeth St BRAYBROOK 3019 (REI)**

Agent Comments

 3
  1
  1

Price: \$746,000**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 619 sqm approx