

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

1/18 Showers Street, Braybrook Vic 3019

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$500,000

House

Unit

X

Suburb

Braybrook

Period - From

01/04/2017

to

30/06/2017

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	10b Shepherd St BRAYBROOK 3019	\$630,000	28/03/2017
2	2/21 Lawn Cr BRAYBROOK 3019	\$580,000	10/06/2017
3	1/7 Transport St BRAYBROOK 3019	\$535,000	03/06/2017

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.~~

1/18 Showers Street, Braybrook Vic 3019



 3  2 

Rooms:
Property Type: BV
Land Size: 233 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2017: \$500,000

Comparable Properties



10b Shepherd St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$630,000
Method: Private Sale
Date: 28/03/2017
Rooms: 5
Property Type: Townhouse (Single)



2/21 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$580,000
Method: Private Sale
Date: 10/06/2017
Rooms: -
Property Type: Townhouse (Res)

only one bathroom no study



1/7 Transport St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$535,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: Townhouse (Res)