

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

4 Dantum Grove Braybrook VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Braybrook

Period-from

01 Jun 2020

to

31 May 2021

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

32 Lily Street Braybrook VIC 3019	\$1,350,000	05-May-21
20 Deakin Street Maidstone VIC 3012	\$1,325,000	08-Feb-20

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 6 months.

This Statement of Information was prepared on: 29 June 2021


32 Lily Street Braybrook VIC 3019

Sold Price

\$1,350,000

Sold Date

05-May-21


4



3



2

Distance

0.72km

20 Deakin Street Maidstone VIC 3012

Sold Price

\$1,325,000

Sold Date

08-Feb-20


4



3



2

Distance

1.78km
RS = Recent sale

UN = Undisclosed Sale

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