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

Period-from

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

Single Price		or rang betwee		&	\$1,300,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$695,000	Property type	House	Suburb	Braybrook

31 May 2021

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2020

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.

to

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

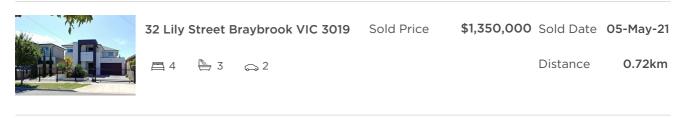


Corelogic

consumer.vic.gov.au



E mitch.nguyen@professionalsstalbans.com.





 20 Deakin Street Maidstone VIC
 Sold Price
 \$1,325,000
 Sold Date
 08-Feb-20

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RS = Recent sale UN = Undisclosed Sale

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