

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

25 Lily Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$729,000

&

\$750,000

Median sale price

Median price

\$765,000

House

X

Unit

Suburb

Braybrook

Period - From

01/01/2018

to

31/12/2018

Source

REIV

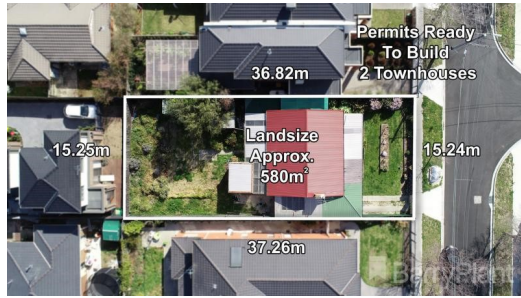
Comparable property sales (*Delete A or B below as applicable)

- 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	46 Balmoral St BRAYBROOK 3019	\$752,000	24/01/2019
2	11 Myamyn St BRAYBROOK 3019	\$720,000	07/03/2019
3	35 Alice St SUNSHINE 3020	\$710,000	21/09/2018

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$729,000 - \$750,000
Median House Price
 Year ending December 2018: \$765,000

Comparable Properties



46 Balmoral St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$752,000
Method: Private Sale
Date: 24/01/2019
Rooms: 4
Property Type: House
Land Size: 582 sqm approx

11 Myamyn St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 07/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



35 Alice St SUNSHINE 3020 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 486 sqm approx