

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Marin Lane 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

Suburb

Braybrook

Period-from

to

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

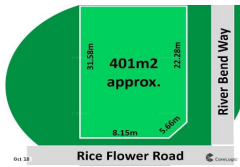
42 Rice Flower Road Sunshine North VIC 3020	\$468,000	13-Mar-19
48 Rice Flower Road Sunshine North VIC 3020	\$450,000	18-Jul-19
28 Rice Flower Road Sunshine North VIC 3020	\$418,000	08-Mar-19

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.~~

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**42 Rice Flower Road Sunshine
North VIC 3020**

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Sold Price **\$468,000** Sold Date **13-Mar-19**

Distance **1.5km**



**48 Rice Flower Road Sunshine
North VIC 3020**

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Sold Price ^{RS} **\$450,000** Sold Date **18-Jul-19**

Distance **1.53km**



**28 Rice Flower Road Sunshine
North VIC 3020**

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Sold Price **\$418,000** Sold Date **08-Mar-19**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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