

# 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 G04/17 Mullenger Road, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$425,000 & \$467,500

### Median sale price

Median price \$626,000 Property Type Unit Suburb Braybrook

Period - From 14/10/2023 to 13/10/2024 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 | 203/17 Mullenger Rd BRAYBROOK 3019         | \$450,000 | 14/08/2024   |
| 2 | 1/18 Northumberland Rd SUNSHINE NORTH 3020 | \$525,000 | 30/08/2024   |
| 3 | 36/44 Eucalyptus Dr MAIDSTONE 3012         | \$450,000 | 18/03/2024   |

**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.~~

This Statement of Information was prepared on: 14/10/2024 12:25



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$425,000 - \$467,500

**Median Unit Price**

14/10/2023 - 13/10/2024: \$626,000

## Comparable Properties

**203/17 Mullenger Rd BRAYBROOK 3019 (REI)** Agent Comments



**Price:** \$450,000

**Method:**

**Date:** 14/08/2024

**Property Type:** Apartment

**1/18 Northumberland Rd SUNSHINE NORTH 3020 (VG)** Agent Comments



**Price:** \$525,000

**Method:** Sale

**Date:** 30/08/2024

**Property Type:** Flat/Unit/Apartment (Res)



**36/44 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)** Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** Apartment

**Account** - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681