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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$425,000		&		\$467,500			
Median sale pi	rice							
Median price	\$626,000	Pro	operty Type	Unit			Suburb	Braybrook
Period - From	14/10/2023	to	13/10/2024		So	urce	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.

Ade	dress 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





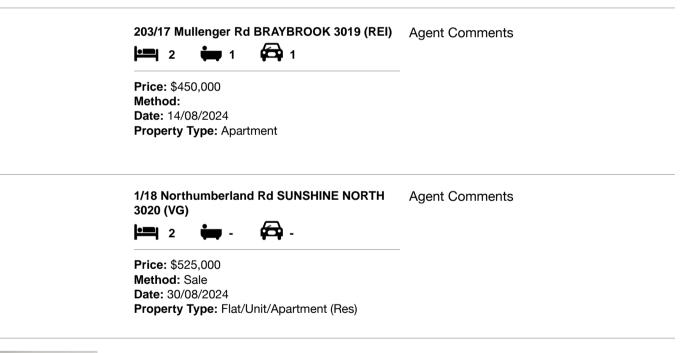




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$425,000 - \$467,500 Median Unit Price 14/10/2023 - 13/10/2024: \$626,000

Comparable Properties





36/44 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)

Agent Comments

🍋 2 🍎 2 🋱 1

Price: \$450,000 Method: Private Sale Date: 18/03/2024 Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.