

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

3/9 Balmoral Street 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/5 Dodd Street Braybrook VIC 3019	\$580,000	10-Apr-21
4/144 Churchill Avenue Braybrook VIC 3019	\$540,000	01-Jul-21
2/20 Castley Crescent Braybrook VIC 3019	\$575,000	17-Jul-21

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: 30 August 2021



1/5 Dodd Street Braybrook VIC 3019

 2  1  1

Sold Price

\$580,000

Sold Date

10-Apr-21

Distance

0.13km



4/144 Churchill Avenue Braybrook VIC 3019

 2  1  1

Sold Price

\$540,000

Sold Date

01-Jul-21

Distance

0.43km



2/20 Castley Crescent Braybrook VIC 3019

 2  1  1

Sold Price

^{RS} **\$575,000**

Sold Date

17-Jul-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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