

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

14/11 Kent Street, Braybrook Vic 3019

Indicative selling price

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

Range between

\$320,000

&

\$340,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

Braybrook

Period - From

01/04/2017

to

31/03/2018

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	8/2-4 Elizabeth St BRAYBROOK 3019	\$330,000	24/03/2018
2	8/108 Rupert St WEST FOOTSCRAY 3012	\$314,000	20/03/2018
3	7/146 Rupert St WEST FOOTSCRAY 3012	\$300,000	26/05/2018

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.



 2
  1
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$340,000

Median Unit Price

Year ending March 2018: \$560,000

Comparable Properties



8/2-4 Elizabeth St BRAYBROOK 3019 (REI)

Agent Comments

 1
  1
  -

Price: \$330,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



8/108 Rupert St WEST FOOTSCRAY 3012 (REI) Agent Comments

 2
  1
  1

Price: \$314,000

Method: Private Sale

Date: 20/03/2018

Rooms: -

Property Type: Apartment



7/146 Rupert St WEST FOOTSCRAY 3012 (REI) Agent Comments

 2
  1
  1

Price: \$300,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Apartment