

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

21 Rose Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$550,000 House Unit X Suburb Braybrook

Period - From 01/07/2017 to 30/09/2017 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	1/72 Darnley St BRAYBROOK 3019	\$601,000	20/05/2017
2	2/21 Lawn Cr BRAYBROOK 3019	\$580,000	10/06/2017
3	12/27 Marnoo St BRAYBROOK 3019	\$560,000	22/07/2017

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.~~



 3  1  1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

September quarter 2017: \$550,000

Comparable Properties



1/72 Darnley St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$601,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: Unit



2/21 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$580,000

Method: Private Sale

Date: 10/06/2017

Rooms: -

Property Type: Townhouse (Res)

12/27 Marnoo St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$560,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Townhouse (Res)