

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

35 Carlton Street, Braybrook Vic 3019

Indicative selling price

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

Single price

\$710,000

Median sale price

Median price

\$655,750

Property Type

House

Suburb

Braybrook

Period - From

20/04/2019

to

19/04/2020

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	14 Vine St BRAYBROOK 3019	\$720,000	29/02/2020
2	62 Hargreaves Cr BRAYBROOK 3019	\$660,000	29/02/2020
3			

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:

20/04/2020 13:13



 3  1  2

Property Type: House (Res)

Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price

\$710,000

Median House Price

20/04/2019 - 19/04/2020: \$655,750

Comparable Properties

14 Vine St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  4

Price: \$720,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



62 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$660,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 554 sqm approx

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.