

## 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

1 Myamyn Street, Braybrook Vic 3019

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

#### Median sale price

Median price \$734,000

House

X

Unit

Suburb Braybrook

Period - From 01/10/2016

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	20 Couch St SUNSHINE 3020	\$764,000	14/10/2017
2	18a Showers St BRAYBROOK 3019	\$685,000	17/07/2017
3	3/1 Centre St SUNSHINE 3020	\$660,000	17/06/2017

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   2   1

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 243 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending September 2017: \$734,000

## Comparable Properties



**20 Couch St SUNSHINE 3020 (REI)**

Agent Comments

3   2   1

**Price:** \$764,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 261 sqm approx



**18a Showers St BRAYBROOK 3019 (REI)**

Agent Comments

3   2   1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 17/07/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)



**3/1 Centre St SUNSHINE 3020 (REI)**

Agent Comments

4   2   2

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 6

**Property Type:** Unit