

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 3/5a VINE STREET, BRAYBROOK 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 \$575,000 & \$632,500

Median sale price

Median price \$638,000 Property type TOWNHOUSE Suburb BRAYBROOK

Period - From 1 OCT 2019 to 31 DEC 2019 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. 1/3 VINE STREET, BRAYBROOK 3019	\$635,000	1 JAN 2020
2. 5 Dantum Grove, Braybrook	\$643,000	3 MAR 2020
3. 24 Lawn Crescent, Braybrook	\$650,000	20 MAR 2020

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: 8 APRIL 2020