

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

155 Devonshire Road, Braybrook Vic 3019

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$637,500

Property Type

House

Suburb

Braybrook

Period - From

01/10/2019

to

31/12/2019

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	17 Dedrick Gr BRAYBROOK 3019	\$630,000	03/10/2019
2	102 Duke St BRAYBROOK 3019	\$615,000	08/02/2020
3	5 Hinkler St BRAYBROOK 3019	\$609,000	15/02/2020

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:

28/03/2020 11:43



Property Type: House (Res)
Land Size: 536.424 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
December quarter 2019: \$637,500

Comparable Properties



17 Dedrick Gr BRAYBROOK 3019 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 03/10/2019
Property Type: House

102 Duke St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 547 sqm approx

5 Hinkler St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$609,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Land
Land Size: 609 sqm approx