

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

16/40 ERROL STREET BRAYBROOK VIC 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

8/231 BALLARAT ROAD BRAYBROOK VIC 3019	\$681,000	19-Oct-22
33 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$715,000	23-Nov-22

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 6 months.

This Statement of Information was prepared on: 30 March 2023



**8/231 BALLARAT ROAD
BRAYBROOK VIC 3019**

3 2 1

Sold Price

\$681,000

Sold Date

19-Oct-22

Distance

0.9km



**33 WOODSWALLOW ENTRANCE
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price

\$715,000

Sold Date

23-Nov-22

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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