

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

2/2 HANNA COURT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,500

Property type

House

Suburb

Braybrook

Period-from

01 Oct 2021

to

30 Sep 2022

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

1A/8 JANSON STREET MAIDSTONE VIC 3012	\$765,000	28-May-22
5/4 DEAKIN STREET MAIDSTONE VIC 3012	\$725,000	28-Apr-22
3/16 OMAR STREET MAIDSTONE VIC 3012	\$722,000	05-May-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: 05 October 2022



1A/8 JANSON STREET MAIDSTONE VIC 3012 Sold Price **\$765,000** Sold Date **28-May-22**

 3  2  2

Distance **0.77km**



5/4 DEAKIN STREET MAIDSTONE VIC 3012 Sold Price **\$725,000** Sold Date **28-Apr-22**

 3  2  2

Distance **0.93km**



3/16 OMAR STREET MAIDSTONE VIC 3012 Sold Price **\$722,000** Sold Date **05-May-22**

 3  2  2

Distance **0.88km**



46 ALBERT FACEY STREET MAIDSTONE VIC 3012 Sold Price ^{RS} **\$762,500** Sold Date **06-Sep-22**

 3  2  2

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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