

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 KANNAN BOULEVARD, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: \$800,000 to \$850,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb

BRAYBROOK

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
1/14 WILSON ST, BRAYBROOK, VIC 3019	Price Withheld	27/04/2017
10 SEDGE CL, BRAYBROOK, VIC 3019	*\$1,000,000	22/04/2017
19 KANNAN BVD, BRAYBROOK, VIC 3019	\$882,000	10/12/2016
25 KANNAN BVD, BRAYBROOK, VIC 3019	\$828,000	28/07/2016