

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

3/2 Rose Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$500,000 House Unit X Suburb Braybrook

Period - From 01/04/2017 to 30/06/2017 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	18a Showers St BRAYBROOK 3019	\$685,000	17/07/2017
2	1/28 Hargreaves Cr BRAYBROOK 3019	\$651,400	28/07/2017
3	10b Shepherd St BRAYBROOK 3019	\$630,000	28/03/2017

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.~~



 3  3  2

Rooms:

Property Type: Townhouse
(Conjoined)

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2017: \$500,000

Comparable Properties



18a Showers St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$685,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: Townhouse (Single)



1/28 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$651,400

Method: Private Sale

Date: 28/07/2017

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 149 sqm approx



10b Shepherd St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$630,000

Method: Private Sale

Date: 28/03/2017

Rooms: 5

Property Type: Townhouse (Single)