

STATEMENT OF INFORMATION

9 PRITCHARD AVENUE, BRAYBROOK, VIC 3019

PREPARED BY BORAN REAL ESTATE, 239-241 HAMPSHIRE ROAD SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



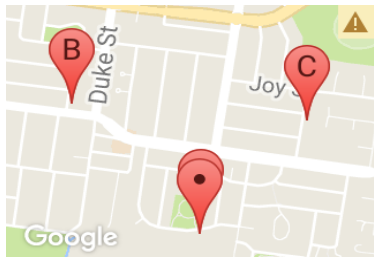
9 PRITCHARD AVENUE, BRAYBROOK, VIC  2  1  1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$650,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2 PRITCHARD AVE, BRAYBROOK, VIC 3019

 2  1  4

Sale Price

***\$720,000**

Sale Date: 23/09/2017

Distance from Property: 34m



2 COBREY ST, SUNSHINE, VIC 3020

 2  1  2

Sale Price

***\$537,500**

Sale Date: 09/09/2017

Distance from Property: 626m



14 KINGSFORD ST, BRAYBROOK, VIC 3019

 2  -  -

Sale Price

\$575,000

Sale Date: 30/08/2017

Distance from Property: 534m



This report has been compiled on 13/10/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

9 PRITCHARD AVENUE, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

Median sale price

Median price

\$650,000

House

X

Unit

Suburb

BRAYBROOK

Period

01 October 2016 to 30 September 2017

Source



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
2 PRITCHARD AVE, BRAYBROOK, VIC 3019	*\$720,000	23/09/2017
2 COBREY ST, SUNSHINE, VIC 3020	*\$537,500	09/09/2017
14 KINGSFORD ST, BRAYBROOK, VIC 3019	\$575,000	30/08/2017