

## 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

2/8 DEDRICK GROVE BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/40 ERROL STREET BRAYBROOK VIC 3019   | \$687,000 | 15-Jul-24 |
| 4/15 MULLENGER ROAD BRAYBROOK VIC 3019 | \$676,000 | 15-Jun-24 |
| 3/30 MYAMYN STREET BRAYBROOK VIC 3019  | \$680,000 | 05-Sep-24 |

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: 10 December 2024



## 2/40 ERROL STREET BRAYBROOK VIC 3019

Sold Price

**\$687,000**

Sold Date

**15-Jul-24**



3



2



1

Distance

**1.17km**



## 4/15 MULLENGER ROAD BRAYBROOK VIC 3019

Sold Price

**\$676,000**

Sold Date

**15-Jun-24**



3



2



2

Distance

**1.16km**



## 3/30 MYAMYN STREET BRAYBROOK VIC 3019

Sold Price

**\$680,000**

Sold Date

**05-Sep-24**



3



2



-

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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