

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

2/86 SOUTH ROAD 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2022

to

30 Apr 2023

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

12A ALI WAL STREET WEST FOOTSCRAY VIC 3012	\$530,000	16-Mar-23
2/103 CHURCHILL AVENUE BRAYBROOK VIC 3019	\$490,000	16-Mar-23

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: 26 May 2023

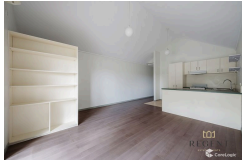


12A ALIWAL STREET WEST FOOTSCRAY VIC 3012

2
 1
 1

Sold Price **\$530,000** Sold Date **16-Mar-23**

Distance **1.81km**



2/103 CHURCHILL AVENUE BRAYBROOK VIC 3019

2
 1
 1

Sold Price **\$490,000** Sold Date **16-Mar-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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