

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**15A Moama Street, Braybrook, VIC 3019**

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$860,000**

### MEDIAN SALE PRICE

**Median price \$721,500 | House | Braybrook (3019)**

**Period - From 1 May 2018 to 30 April 2019 | Source - RP Data**

### 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
<b>1/1 MYAMYN STREET, BRAYBROOK VIC 3019</b>	<b>\$850,000</b>	<b>13/12/2018</b>
<b>5A WILSON STREET, BRAYBROOK VIC 3019</b>	<b>\$620,000</b>	<b>16/03/2019</b>
<b>13 WINJEEL COURT, BRAYBROOK VIC 3019</b>	<b>\$935,000</b>	<b>23/06/2019</b>