

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

100 Duke Street 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

\$748,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Braybrook

Period-from

01 Nov 2020

to

31 Oct 2021

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

136 Devonshire Road Sunshine VIC 3020	\$748,000	08-May-21
40 Shepherd Street Braybrook VIC 3019	\$695,000	30-Mar-21
22 Treloar Crescent Braybrook VIC 3019	\$747,000	27-Mar-21

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: 24 November 2021



136 Devonshire Road Sunshine VIC 3020

Sold Price

\$748,000

Sold Date

08-May-21

3 2 2

Distance

0.19km



40 Shepherd Street Braybrook VIC 3019

Sold Price

\$695,000

Sold Date

30-Mar-21

2 1 4

Distance

0.7km



22 Treloar Crescent Braybrook VIC 3019

Sold Price

\$747,000

Sold Date

27-Mar-21

3 1 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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