

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

1/40 Carlton 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

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/27 Balmoral Street Braybrook VIC 3019	\$605,500	28-Oct-19
3/24 Marnoo Street Braybrook VIC 3019	\$600,000	03-Oct-19
1/20 Showers Street Braybrook VIC 3019	\$600,000	20-Nov-19

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: 17 January 2020



2/27 Balmoral Street Braybrook VIC 3019

3 2 1

Sold Price

\$605,500

Sold Date

28-Oct-19

Distance

0.53km



3/24 Marnoo Street Braybrook VIC 3019

3 2 2

Sold Price

\$600,000

Sold Date

03-Oct-19

Distance

0.95km



1/20 Showers Street Braybrook VIC 3019

4 3 1

Sold Price

Sold Date

20-Nov-19

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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