

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/114 DUKE STREET, BRAYBROOK, VIC**

2 1 1

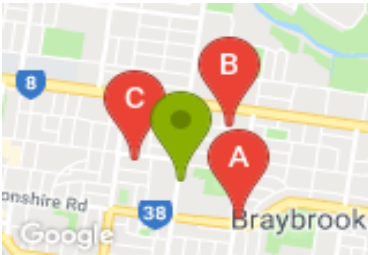
### Indicative Selling Price

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

**Price Range: \$470,000 to \$510,000**

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



**BRAYBROOK, VIC, 3019**

Suburb Median Sale Price (House)

**\$600,000**

01 April 2019 to 30 June 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1/44 DARNLEY ST, BRAYBROOK, VIC 3019**

2 1 2

Sale Price

**\$565,000**

Sale Date: 02/03/2019

Distance from Property: 467m



**1/26 CARLTON ST, BRAYBROOK, VIC 3019**

3 1 1

Sale Price

**\$540,000**

Sale Date: 18/04/2019

Distance from Property: 504m



**2/96 HERTFORD RD, SUNSHINE, VIC 3020**

3 2 1

Sale Price

**\$503,000**

Sale Date: 15/01/2019

Distance from Property: 332m



This report has been compiled on 03/07/2019 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

1/114 DUKE 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)

Price Range: \$470,000 to \$510,000

### Median sale price

Median price \$600,000

House

Unit

Suburb BRAYBROOK

Period 01 April 2019 to 30 June 2019

Source



### 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

Address of comparable property	Price	Date of sale
1/44 DARNLEY ST, BRAYBROOK, VIC 3019	\$565,000	02/03/2019
1/26 CARLTON ST, BRAYBROOK, VIC 3019	\$540,000	18/04/2019
2/96 HERTFORD RD, SUNSHINE, VIC 3020	\$503,000	15/01/2019