

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/86 Darnley Street,  
BRAYBROOK 3019**

House



3 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$630,000 - \$670,000**

### Median sale price

Median **House** for **BRAYBROOK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$687,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/78 Darnley Street,**  
Braybrook VIC 3019

Price **\$637,000** Sold 24 April  
2019

**2/60 Melon Street,**  
Braybrook VIC 3019

Price **\$636,000** Sold 14  
September 2019

**1 Castley Crescent,**  
Braybrook VIC 3019

Price **\$665,000** Sold 10  
August 2019

This Statement of Information was prepared on 24th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Create VIC

239-241 Hampshire Road,  
Sunshine VIC 3020

### Contact agents



Sales Department

[sales@createvic.com.au](mailto:sales@createvic.com.au)

