



Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/8 DEDRICK GROVE, BRAYBROOK, VIC







Indicative Selling Price

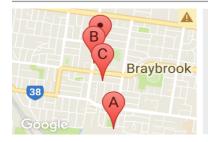
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$600,000 to \$650,000

Provided by: Duvan Nguyen, Harcourts Footscray

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$625,000

01 January 2017 to 30 June 2017

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.



9 PRITCHARD AVE, BRAYBROOK, VIC 3019







Sale Price

\$605,000

Sale Date: 20/03/2017

Distance from Property: 1.1km





96 DUKE ST, BRAYBROOK, VIC 3019







Sale Price

*\$610,000

Sale Date: 06/05/2017

Distance from Property: 175m





15 MYALLA ST, BRAYBROOK, VIC 3019







Sale Price

*\$598,000

Sale Date: 04/07/2017

Distance from Property: 413m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/8 DEDRICK GROVE, BRAYBROOK, VIC 3019
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$600,000 to \$650,000

Median sale price

Median price	\$625,000	House X	Unit	Suburb	BRAYBROOK
Period	01 January 2017 to 30 June 2017		Source	p	ricefinder

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
9 PRITCHARD AVE, BRAYBROOK, VIC 3019	\$605,000	20/03/2017
96 DUKE ST, BRAYBROOK, VIC 3019	*\$610,000	06/05/2017
15 MYALLA ST, BRAYBROOK, VIC 3019	*\$598,000	04/07/2017

