



STATEMENT OF INFORMATION

1/8 DEDRICK GROVE, BRAYBROOK, VIC-3019

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/8 DEDRICK GROVE, BRAYBROOK, VIC

3 1 2

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

3 1 -

Sale Price

\$605,000

Sale Date: 20/03/2017

Distance from Property: 1.1 km



96 DUKE ST, BRAYBROOK, VIC 3019

2 1 2

Sale Price

***\$610,000**

Sale Date: 06/05/2017

Distance from Property: 175m



15 MYALLA ST, BRAYBROOK, VIC 3019

2 1 2

Sale Price

***\$598,000**

Sale Date: 04/07/2017

Distance from Property: 413m



This report has been compiled on 15/09/2017 by Harcourts Footscray. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

1/8 DEDRICK GROVE, BRAYBROOK, VIC 3019

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

Unit

Suburb

BRAYBROOK

Period 01 January 2017 to 30 June 2017

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
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