

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

56 South Road, Braybrook, VIC 3019

INDICATIVE SELLING PRICE

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

Range Between \$780,000 & \$820,000

MEDIAN SALE PRICE

Median price \$780,000 | House | Braybrook (3019)

Period - From 1 April 2018 to 30 June 2018 | Source - RP data

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
86 DARNLEY STREET, BRAYBROOK VIC 3019	\$780,000	19/05/2018
39 SHEPHERD STREET, BRAYBROOK VIC 3019	\$801,500	03/03/2018
65 MELON STREET, BRAYBROOK VIC 3019	\$817,500	28/04/2018