Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 8/29 SOUTH ROAD BRAYBROOK VIC 3019 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $340,000 | & | $360,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $605,000 | Property type | Unit | Suburb | Braybrook |
| Period-from | 01 Oct 2021 | to | 30 Sep 2022 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

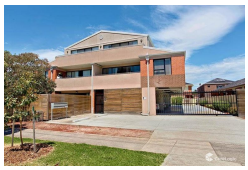
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/29 SOUTH ROAD BRAYBROOK VIC 3019 | $405,000 | 12-Apr-22 |
| 6/251 BALLARAT ROAD BRAYBROOK VIC 3019 | $325,000 | 16-Sep-22 |
| 5/251 BALLARAT ROAD BRAYBROOK VIC 3019 | $340,000 | 09-Jul-22 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 October 2022

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**1/29 SOUTH ROAD BRAYBROOK VIC 3019**

2 1 1

Sold Price **$405,000** Sold Date **12-Apr-22**

Distance **0km**



**6/251 BALLARAT ROAD BRAYBROOK VIC 3019**

2 1 1

Sold Price **$325,000** Sold Date **16-Sep-22**

Distance **1.31km**



**5/251 BALLARAT ROAD BRAYBROOK VIC 3019**

2 1 1

Sold Price **$340,000** Sold Date **09-Jul-22**

Distance **1.31km**

**RS** = Recent sale **UN** = Undisclosed Sale

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