

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

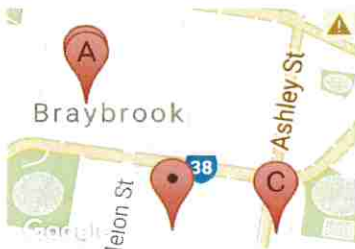
**28 CROTHERS STREET, BRAYBROOK, VIC** 3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$590,000 to \$649,000**

Provided by: Mendo Micevski, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE

**BRAYBROOK, VIC, 3019**

Suburb Median Sale Price (Unit)

\$520,000

01 October 2017 to 31 March 2018

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.

**2/16 CHERRY CRES, BRAYBROOK, VIC** 3 2 2

Sale Price

****\$600,000**

Sale Date: 25/01/2018

Distance from Property: 558m

**4/16 CHERRY CRES, BRAYBROOK, VIC** 3 2 2

Sale Price

\$622,500

Sale Date: 21/10/2017

Distance from Property: 579m

**2/98 ASHLEY ST, MAIDSTONE, VIC 3012** 3 3 1

Sale Price

\$610,000

Sale Date: 09/10/2017

Distance from Property: 354m

This report has been compiled on 03/04/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - 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

28 CROTHERS STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: \$590,000 to \$649,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

BRAYBROOK

Period

01 October 2017 to 31 March 2018

Source

 pricefinder

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
2/16 CHERRY CRES, BRAYBROOK, VIC 3019	**\$600,000	25/01/2018
4/16 CHERRY CRES, BRAYBROOK, VIC 3019	\$622,500	21/10/2017
2/98 ASHLEY ST, MAIDSTONE, VIC 3012	\$610,000	09/10/2017