

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
Including suburb and
postcode

2/138 Duke Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$601,250 Property Type Unit Suburb Braybrook

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 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
1	2/30 Moama St BRAYBROOK 3019	\$680,000	18/08/2021
2	20/40 Errol St BRAYBROOK 3019	\$680,000	30/08/2021
3	3/18 Duke St BRAYBROOK 3019	\$660,000	29/05/2021

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 six months.~~

This Statement of Information was prepared on:

02/10/2021 11:21



Property Type:

Agent Comments

Comparable Properties



2/30 Moama St BRAYBROOK 3019 (REI/VG)

Agent Comments

 3  2  2

Price: \$680,000

Method: Private Sale

Date: 18/08/2021

Property Type: Townhouse (Single)



20/40 Errol St BRAYBROOK 3019 (REI/VG)

Agent Comments

 3  2  1

Price: \$680,000

Method: Private Sale

Date: 30/08/2021

Property Type: Townhouse (Single)



3/18 Duke St BRAYBROOK 3019 (REI/VG)

Agent Comments

 3  2  1

Price: \$660,000

Method: Private Sale

Date: 29/05/2021

Property Type: Townhouse (Single)