

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

2/136 Churchill Avenue 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2020

to

31 Jul 2021

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

4/6 Daisy Court Braybrook VIC 3019	\$630,000	01-May-21
3/18 Duke Street Braybrook VIC 3019	\$660,000	10-May-21
3/9 Kenneth Street Braybrook VIC 3019	\$622,500	24-Dec-20

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: 09 August 2021



4/6 Daisy Court Braybrook VIC 3019

 3  1  1

Sold Price **\$630,000** Sold Date **01-May-21**

Distance **0.53km**



3/18 Duke Street Braybrook VIC 3019

 3  2  1

Sold Price **\$660,000** Sold Date **10-May-21**

Distance **1.16km**



3/9 Kenneth Street Braybrook VIC 3019

 3  1  1

Sold Price **\$622,500** Sold Date **24-Dec-20**

Distance **0.2km**

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

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