

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

2/12 Lily Street 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Other

Suburb

Braybrook

Period-from

01 Apr 2020

to

31 Mar 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

2/14 Rose Street Braybrook VIC 3019	\$600,000	09-Nov-19
2/13 Burnett Avenue Braybrook VIC 3019	\$600,000	02-Mar-20
2/5 Dodd Street Braybrook VIC 3019	\$595,000	20-Jan-21

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: 22 April 2021

Carlo Puglia

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2/14 Rose Street Braybrook VIC 3019

Sold Price

\$600,000

Sold Date **09-Nov-19**

 2  2  1

Distance **0.1km**



2/13 Burnett Avenue Braybrook VIC 3019

Sold Price

Sold Date **02-Mar-20**

 2  2  1

Distance **0.33km**



2/5 Dodd Street Braybrook VIC 3019

Sold Price

\$595,000

Sold Date **20-Jan-21**

 2  -  -

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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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

3/12 Lily Street 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 \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
1/24 Hancock Crescent Braybrook VIC 3019	\$610,000	29-Mar-21
34 Cremorne Street Braybrook VIC 3019	\$600,000	27-Mar-21
2/14 Riley Court Braybrook VIC 3019	\$605,500	22-Mar-21

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.~~

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1/24 Hancock Crescent Braybrook VIC 3019

 2  1  2

Sold Price

^{RS} \$610,000 Sold Date 29-Mar-21

Distance 0.49km



34 Cremorne Street Braybrook VIC 3019

 2  1  1

Sold Price

^{RS} \$600,000 Sold Date 27-Mar-21

Distance 0.5km



2/14 Riley Court Braybrook VIC 3019

 2  1  1

Sold Price

^{RS} \$605,500 Sold Date 22-Mar-21

Distance 1.03km

RS = Recent sale

UN = Undisclosed Sale

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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

4/12 Lily Street 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Other

Suburb

Braybrook

Period-from

01 Apr 2020

to

31 Mar 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

2/5 Dodd Street Braybrook VIC 3019	\$595,000	20-Jan-21
1/24 Hancock Crescent Braybrook VIC 3019	\$610,000	29-Mar-21
4/160 Duke Street Braybrook VIC 3019	\$600,000	08-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: 22 April 2021



2/5 Dodd Street Braybrook VIC 3019

 2  -  -

Sold Price

\$595,000

Sold Date

20-Jan-21

Distance

0.34km



1/24 Hancock Crescent Braybrook VIC 3019

 2  1  2

Sold Price

^{RS} **\$610,000**

Sold Date

29-Mar-21

Distance

0.49km



4/160 Duke Street Braybrook VIC 3019

 2  1  -

Sold Price

\$600,000

Sold Date

08-Dec-20

Distance

0.63km

RS = Recent sale UN = Undisclosed Sale

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