

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

2/18 Marnoo 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
72A South Road Braybrook VIC 3019	\$580,000	29-Dec-20
1/5 Howell Place Braybrook VIC 3019	\$600,000	05-Dec-20
1/9 Elva Court Braybrook VIC 3019	\$630,000	20-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.~~

This Statement of Information was prepared on: 22 April 2021



72A South Road Braybrook VIC 3019

 2  2  1

Sold Price

\$580,000Sold Date **29-Dec-20**

Distance

0.3km

1/5 Howell Place Braybrook VIC 3019

 3  1  1

Sold Price

\$600,000Sold Date **05-Dec-20**

Distance

0.5km

1/9 Elva Court Braybrook VIC 3019

 2  1  1

Sold Price

^{RS}\$630,000Sold Date **20-Mar-21**

Distance

0.91km

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

3/18 Marnoo 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

72A South Road Braybrook VIC 3019	\$580,000	29-Dec-20
1/5 Howell Place Braybrook VIC 3019	\$600,000	05-Dec-20
2/160 Duke Street Braybrook VIC 3019	\$599,000	18-Feb-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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72A South Road Braybrook VIC
3019

 2  2  1

Sold Price

\$580,000

Sold Date **29-Dec-20**

Distance

0.3km



1/5 Howell Place Braybrook VIC
3019

 3  1  1

Sold Price

\$600,000

Sold Date **05-Dec-20**

Distance

0.5km



2/160 Duke Street Braybrook VIC
3019

 2  1  -

Sold Price

\$599,000

Sold Date **18-Feb-21**

Distance

1.04km

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

4/18 Marnoo 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

Address of comparable property	Price	Date of sale
72A South Road Braybrook VIC 3019	\$580,000	29-Dec-20
1/5 Howell Place Braybrook VIC 3019	\$600,000	05-Dec-20
1/9 Elva Court Braybrook VIC 3019	\$630,000	20-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.~~

This Statement of Information was prepared on: 22 April 2021



72A South Road Braybrook VIC 3019

 2  2  1

Sold Price **\$580,000** Sold Date **29-Dec-20**

Distance **0.29km**



1/5 Howell Place Braybrook VIC 3019

 3  1  1

Sold Price **\$600,000** Sold Date **05-Dec-20**

Distance **0.5km**



1/9 Elva Court Braybrook VIC 3019

 2  1  1

Sold Price ^{RS} **\$630,000** Sold Date **20-Mar-21**

Distance **0.89km**

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

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