STATEMENT OF INFORMATION

21 ERROL STREET, BRAYBROOK, VIC 3019

PREPARED BY SUSAN HOO, HOCKINGSTUART EPPING, PHONE: 0421 773 399

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 ERROL STREET, BRAYBROOK, VIC

3 2 2

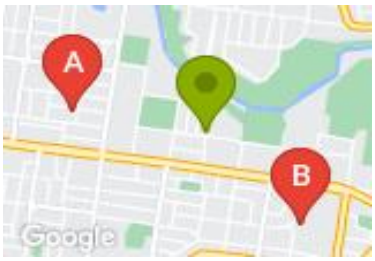
Indicative Selling Price

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

Price Range: **680,000 to $728,000**

Provided by: Susan Hoo, Hockingstuart Epping

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (Unit)

$594,500

01 January 2023 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15B ESSEX ST, SUNSHINE NORTH, VIC 3020

3 2 2

Sale Price

***$700,000**

Sale Date: 27/05/2023

Distance from Property: 881m



2/2 HANNA CRT, BRAYBROOK, VIC 3019

3 2 2

Sale Price

***$680,000**

Sale Date: 09/05/2023

Distance from Property: 913m

This report has been compiled on 10/07/2023 by Hockingstuart Epping. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 21 ERROL STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: 680,000 to $728,000

Median sale price

Median price: $594,500 | Property type: House | Suburb: BRAYBROOK

Period: 01 January 2023 to 30 June 2023 | Source: pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
15B ESSEX ST, SUNSHINE NORTH, VIC 3020	*$700,000	27/05/2023
2/2 HANNA CRT, BRAYBROOK, VIC 3019	*$680,000	09/05/2023

This Statement of Information was prepared on: 10/07/2023