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	7 SHEPHERD 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	House	Suburb	Braybrook
Period-from	01 Feb 2022	to	31 Jan 2023	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
9 VINE STREET BRAYBROOK VIC 3019	$725,000	13-Dec-22
5 ARTHUR STREET BRAYBROOK VIC 3019	$708,000	17-Jan-23
67 JOY STREET BRAYBROOK VIC 3019	$700,000	08-Feb-23

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: 20 February 2023

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9 VINE STREET BRAYBROOK VIC 3019

3 1 2

Sold Price **$725,000** Sold Date **13-Dec-22**

Distance **0.16km**



5 ARTHUR STREET BRAYBROOK VIC 3019

3 1 2

Sold Price RS **$708,000** Sold Date **17-Jan-23**

Distance **0.96km**



67 JOY STREET BRAYBROOK VIC 3019

3 1 2

Sold Price RS **$700,000** Sold Date **08-Feb-23**

Distance **0.8km**

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

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