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	2/78 DUKE 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	$540,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$598,000	Property type	Unit	Suburb	Braybrook
Period-from	01 Oct 2023	to	30 Sep 2024	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
2/80 DUKE STREET BRAYBROOK VIC 3019	$560,000	15-Jul-24
21C SHEPHERD STREET BRAYBROOK VIC 3019	$570,000	16-May-24
4/4 MORGAN STREET BRAYBROOK VIC 3019	$600,000	14-May-24

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: 23 October 2024

CONSUMER AFFAIRS VICTORIA

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2/80 DUKE STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$560,000** Sold Date **15-Jul-24**

Distance **0.02km**



21C SHEPHERD STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$570,000** Sold Date **16-May-24**

Distance **0.94km**



4/4 MORGAN STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$600,000** Sold Date **14-May-24**

Distance **1.37km**

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

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