Nelson
Alexander

Statement of Information

22 SHEPHERD STREET, BRAYBROOK, VIC 3019

PREPARED BY LOUIS NARDELLA, NELSON ALEXANDER FLEMINGTON

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	22 SHEPHERD STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Single Price:	$619,000

Median sale price

Median price	$615,000	Property type	Unit	Suburb	BRAYBROOK
Period	01 January 2025 to 31 March 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 BOLES AVE, SUNSHINE, VIC 3020	*$600,000	09/04/2025
2/5 HOWELL PL, BRAYBROOK, VIC 3019	*$635,000	26/03/2025
1B RADIO ST, MAIDSTONE, VIC 3012	*$645,000	01/03/2025

This Statement of Information was prepared on: 14/04/2025