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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Braybrook
Period-from	01 Jun 2024	to	31 May 2025	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
2/5 HOWELL PLACE BRAYBROOK VIC 3019	$635,000	07-Mar-25
4/83 DARNLEY STREET BRAYBROOK VIC 3019	$620,000	14-Feb-25
2/14 ROSE STREET BRAYBROOK VIC 3019	$640,000	19-Feb-25

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: 19 June 2025

Carlo Puglia
M 0412873643
E carlo@oneagencycpp.com.au

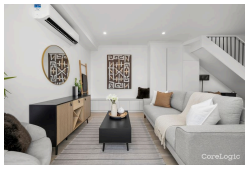


2/5 HOWELL PLACE BRAYBROOK VIC 3019

2 2 1

Sold Price **$635,000** Sold Date **07-Mar-25**

Distance **0.51km**



4/83 DARNLEY STREET BRAYBROOK VIC 3019

2 2 1

Sold Price **$620,000** Sold Date **14-Feb-25**

Distance **0.85km**



2/14 ROSE STREET BRAYBROOK VIC 3019

2 2 1

Sold Price **$640,000** Sold Date **19-Feb-25**

Distance **0.72km**

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

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