

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1, 2 & 3/83 Melon Street, Braybrook, VIC 3019

INDICATIVE SELLING PRICE

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

Single Price \$650,000

MEDIAN SALE PRICE

Median price \$500,000 | Unit | Braybrook (3019)

Period - From 1 January 2017 to 24 May 2017 | Source - PDOL

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 agent's representative considers to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
1/72 DARNLEY ST, BRAYBROOK VIC 3019	\$601,000	20/05/2017
4/27 BAIRD ST, MAIDSTONE VIC 3012	\$695,000	04/03/2017
13 TROON CRES, SUNSHINE NORTH VIC 3020	\$680,000	04/03/2017