

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/160 DUKE STREET, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: \$620,000 to \$650,000

Median sale price

Median price \$425,500

House

Unit

Suburb

BRAYBROOK

Period

01 October 2016 to 30 September 2017

Source

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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
1/3 ELVA CRT, BRAYBROOK, VIC 3019	*\$590,000	22/08/2017
28 HARGREAVES CRES, BRAYBROOK, VIC 3019	*\$651,400	28/07/2017
72 DARNLEY ST, BRAYBROOK, VIC 3019	\$601,000	20/05/2017