

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**59 LILY STREET, BRAYBROOK, VIC 3019**

2 1 1

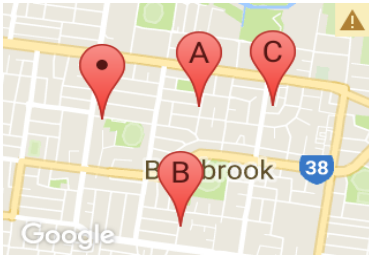
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$500,000 to \$550,000**

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



**BRAYBROOK, VIC, 3019**

Suburb Median Sale Price (Unit)

**\$645,250**

01 October 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 MENZIES ST, BRAYBROOK, VIC 3019**

2 1 1

Sale Price

**\*\$550,000**

Sale Date: 11/09/2017

Distance from Property: 635m



**14 KINGSFORD ST, BRAYBROOK, VIC 3019**

2 - -

Sale Price

**\$575,000**

Sale Date: 30/08/2017

Distance from Property: 925m



**46 LAWN CRES, BRAYBROOK, VIC 3019**

3 2 2

Sale Price

**\$579,000**

Sale Date: 17/11/2017

Distance from Property: 1.1km



This report has been compiled on 05/02/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

59 LILY STREET, BRAYBROOK, VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$500,000 to \$550,000

### Median sale price

Median price \$645,250

House

Unit

Suburb BRAYBROOK

Period 01 October 2017 to 31 December 2017

Source

 pricfinder

### 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 MENZIES ST, BRAYBROOK, VIC 3019	*\$550,000	11/09/2017
14 KINGSFORD ST, BRAYBROOK, VIC 3019	\$575,000	30/08/2017
46 LAWN CRES, BRAYBROOK, VIC 3019	\$579,000	17/11/2017