

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

54 COLE 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Braybrook

Period-from

01 Sep 2023

to

31 Aug 2024

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

45 HINES WAY BRAYBROOK VIC 3019	\$664,000	10-Apr-24
16 ROYAL ROAD BRAYBROOK VIC 3019	\$672,500	26-Apr-24
72 ROYAL ROAD BRAYBROOK VIC 3019	\$665,000	12-Jul-24

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.~~

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**45 HINES WAY BRAYBROOK VIC
3019**

Sold Price

\$664,000

Sold Date

10-Apr-24

 3  2  1

Distance

0.1km



**16 ROYAL ROAD BRAYBROOK VIC
3019**

Sold Price

\$672,500

Sold Date

26-Apr-24

 3  2  1

Distance

0.3km



**72 ROYAL ROAD BRAYBROOK VIC
3019**

Sold Price

\$665,000

Sold Date

12-Jul-24

 3  2  2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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