

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

1/11 MYAMYN 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Braybrook

Period-from

01 Nov 2022

to

31 Oct 2023

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

17B KENT STREET BRAYBROOK VIC 3019	\$875,000	07-May-22
7A PRITCHARD AVENUE BRAYBROOK VIC 3019	\$880,000	22-Jun-23

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: 20 November 2023

**17B KENT STREET BRAYBROOK
VIC 3019**

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Sold Price **\$875,000** Sold Date **07-May-22**Distance **0.25km****7A PRITCHARD AVENUE
BRAYBROOK VIC 3019**

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Sold Price **\$880,000** Sold Date **22-Jun-23**Distance **0.5km****RS** = Recent sale **UN** = Undisclosed Sale

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