

## 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

111/251 BALLARAT ROAD BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2023

to

31 May 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

307/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$335,000	31-May-24
311/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$330,000	26-Mar-24
209/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$320,000	06-Apr-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.~~

This Statement of Information was prepared on: 17 June 2024



**307/251 BALLARAT ROAD  
 BRAYBROOK VIC 3019**

 2  1  1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **31-May-24**

Distance **0km**



**311/251 BALLARAT ROAD  
 BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$330,000** Sold Date **26-Mar-24**

Distance **0km**



**209/251 BALLARAT ROAD  
 BRAYBROOK VIC 3019**

 2  1  -

Sold Price **\$320,000** Sold Date **06-Apr-24**

Distance **0.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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