

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

2/20 DUKE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2022

to

30 Jun 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

7/20 DUKE STREET BRAYBROOK VIC 3019	\$560,000	30-Mar-23
2/25 VINE STREET BRAYBROOK VIC 3019	\$565,000	13-Apr-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: 17 July 2023

**7/20 DUKE STREET BRAYBROOK
VIC 3019**

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Sold Price

\$560,000

Sold Date

30-Mar-23

Distance

0.02km**2/25 VINE STREET BRAYBROOK
VIC 3019**

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Sold Price

\$565,000

Sold Date

13-Apr-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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