

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

2/8 BURNETT AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2023

to

31 Jan 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

2/68A DUKE STREET BRAYBROOK VIC 3019	\$700,000	17-Nov-23
1/11 HANNA COURT BRAYBROOK VIC 3019	\$725,000	10-Aug-23

OR

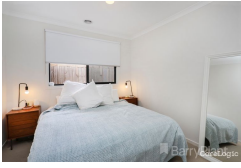
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 February 2024

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**2/68A DUKE STREET BRAYBROOK
VIC 3019**

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Sold Price

\$700,000

Sold Date

17-Nov-23

Distance

0.85km**1/11 HANNA COURT BRAYBROOK
VIC 3019**

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Sold Price

\$725,000

Sold Date

10-Aug-23

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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