

## 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

2/86 SOUTH 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2022

to

30 Apr 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

12A ALI WAL STREET WEST FOOTSCRAY VIC 3012	\$530,000	16-Mar-23
2/103 CHURCHILL AVENUE BRAYBROOK VIC 3019	\$490,000	16-Mar-23

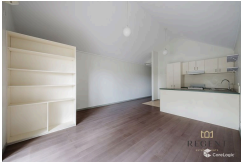
OR

**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: 26 May 2023

**12A ALIWAL STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$530,000** Sold Date **16-Mar-23**Distance **1.81km****2/103 CHURCHILL AVENUE  
BRAYBROOK VIC 3019**

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Sold Price **\$490,000** Sold Date **16-Mar-23**Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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