

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

3/114 MELON 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

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2023

to

30 Apr 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

14A PHOENIX STREET SUNSHINE NORTH VIC 3020	\$585,000	20-Dec-23
15C DUKE STREET SUNSHINE VIC 3020	\$582,500	29-Apr-24
1/86 SOUTH ROAD BRAYBROOK VIC 3019	\$582,500	06-Feb-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: 27 May 2024



**14A PHOENIX STREET SUNSHINE
NORTH VIC 3020**

2 1 2

Sold Price **\$585,000** Sold Date **20-Dec-23**

Distance **1.35km**



**15C DUKE STREET SUNSHINE VIC
3020**

2 1 1

Sold Price ^{RS} **\$582,500** Sold Date **29-Apr-24**

Distance **1.83km**



**1/86 SOUTH ROAD BRAYBROOK
VIC 3019**

2 1 1

Sold Price **\$582,500** Sold Date **06-Feb-24**

Distance **1.51km**

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

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