

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

311/251 BALLARAT ROAD 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2023

to

29 Feb 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

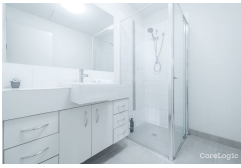
Date of sale

209/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$342,500	05-Dec-23
2/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$335,000	21-Nov-23
3/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$330,000	19-Nov-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: 04 March 2024



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

 2  1  1

Sold Price **\$342,500** Sold Date **05-Dec-23**

Distance **0.01km**



**2/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$335,000** Sold Date **21-Nov-23**

Distance **0.02km**



**3/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price ^{RS} **\$330,000** Sold Date **19-Nov-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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