

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

4/15 MULLENGER 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

\$630,000

&

\$680,000

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

3/21 LAWN CRESCENT BRAYBROOK VIC 3019	\$665,000	15-Feb-24
16 ROYAL ROAD BRAYBROOK VIC 3019	\$672,500	26-Apr-24
66 ROYAL ROAD BRAYBROOK VIC 3019	\$680,000	09-Mar-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: 23 May 2024

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**3/21 LAWN CRESCENT
BRAYBROOK VIC 3019**

 3  1  2

Sold Price **\$665,000** Sold Date **15-Feb-24**

Distance **1.14km**



**16 ROYAL ROAD BRAYBROOK VIC
3019**

 3  2  1

Sold Price ^{RS} **\$672,500** Sold Date **26-Apr-24**

Distance **2.19km**



**66 ROYAL ROAD BRAYBROOK VIC
3019**

 4  2  1

Sold Price **\$680,000** Sold Date **09-Mar-24**

Distance **2.23km**

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

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