

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

4/4 MORGAN 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Braybrook

Period-from

01 Apr 2023

to

31 Mar 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

4/44 CARLTON STREET BRAYBROOK VIC 3019	\$620,000	17-Nov-22
11 HOLZER CRESCENT BRAYBROOK VIC 3019	\$605,000	15-Feb-24
3/61 CHURCHILL AVENUE BRAYBROOK VIC 3019	\$651,000	19-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: 07 April 2024

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**4/44 CARLTON STREET
BRAYBROOK VIC 3019**

 2  2  1

Sold Price **\$620,000** Sold Date **17-Nov-22**

Distance **1.54km**



**11 HOLZER CRESCENT
BRAYBROOK VIC 3019**

 2  2  1

Sold Price **\$605,000** Sold Date **15-Feb-24**

Distance **1.54km**



**3/61 CHURCHILL AVENUE
BRAYBROOK VIC 3019**

 2  1  2

Sold Price **\$651,000** Sold Date **19-Aug-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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