

## 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

4/46 CARLTON STREET 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2022

to

31 Oct 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

2/46 CARLTON STREET BRAYBROOK VIC 3019	\$610,000	10-Nov-23
3/87 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$575,000	22-Nov-23
5/3 VINE STREET BRAYBROOK VIC 3019	\$615,000	20-Oct-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: 30 November 2023

**2/46 CARLTON STREET  
BRAYBROOK VIC 3019**

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Sold Price

<sup>RS</sup>**\$610,000**

Sold Date

**10-Nov-23**

Distance

**0.02km****3/87 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

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Sold Price

<sup>RS</sup>**\$575,000**

Sold Date

**22-Nov-23**

Distance

**0.8km****5/3 VINE STREET BRAYBROOK VIC  
3019**

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Sold Price

<sup>RS</sup>**\$615,000**

Sold Date

**20-Oct-23**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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