#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4 Kent Street, Braybrook Vic 3019
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000	&	\$690,000
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#### Median sale price

Median price	\$750,000	Pro	perty Type	House		Suburb	Braybrook
Period - From	01/10/2022	to	30/09/2023		Source	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	60 Darnley St BRAYBROOK 3019	\$700,000	23/10/2023
2	11 Alwyn Ct BRAYBROOK 3019	\$685,000	04/10/2023
3	1 Alwyn Ct BRAYBROOK 3019	\$620,000	16/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2023 13:40





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> **Indicative Selling Price** \$650,000 - \$690,000 **Median House Price**

Year ending September 2023: \$750,000

Rooms: 4

Property Type: House **Agent Comments** 

Neat & tidy home offering 2 bed, 1 bath & 2 car.

15 2

15.2

@ MapTiler @ OpenStreet Map



60 Darnley St BRAYBROOK 3019 (REI)



**Agent Comments** 

Offer a 3rd bed and larger land. Location is inferior.





11 Alwyn Ct BRAYBROOK 3019 (REI)





Agent Comments

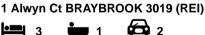
Bigger home on an irregular sized block.

Price: \$685,000 Method: Private Sale Date: 04/10/2023 Property Type: House Land Size: 649 sqm approx









Agent Comments Land value only.

Price: \$620.000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 624 sqm approx

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