

# 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 Kent 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)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$750,000 Property 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	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 comparable properties 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



**Rooms:** 4

**Property Type:** House

**Agent Comments**

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

## Comparable Properties



**60 Darnley St BRAYBROOK 3019 (REI)**



**Agent Comments**

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

**Price:** \$700,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House

**Land Size:** 572 sqm approx



**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



**1 Alwyn Ct BRAYBROOK 3019 (REI)**



**Agent Comments**

Land value only.

**Price:** \$620,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House

**Land Size:** 624 sqm approx