





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 WIRRAWAY AVENUE, BRAYBROOK, VIC 🕮 4 🕒 2 🚓 2

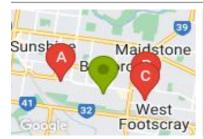
Indicative Selling Price

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

\$1,050,000 to \$1,150,000 **Price Range:**

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$734,500

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 MONICA ST, SUNSHINE, VIC 3020







Sale Price

**\$1,100,000

Sale Date: 06/09/2023

Distance from Property: 1.2km





191 ESSEX ST, WEST FOOTSCRAY, VIC 3012







Sale Price

*\$1,075,000

Sale Date: 04/09/2023

Distance from Property: 1.1km





32 PALMERSTON ST, WEST FOOTSCRAY, VIC







Sale Price

*\$1.250.000

Sale Date: 25/07/2023

Distance from Property: 1.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

4 WIRRAWAY AVENUE, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: \$1,050,000 to \$1,150,000

Median sale price

| Median price | \$734,500 | Property type | House | Suburb | BRAYBROOK |
|--------------|------------------------------|---------------|--------|-------------|-----------|
| Period | 01 July 2022 to 30 June 2023 | | Source | pricefinder | |

Comparable property sales

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 |
|--|---------------|--------------|
| 9 MONICA ST, SUNSHINE, VIC 3020 | **\$1,100,000 | 06/09/2023 |
| 191 ESSEX ST, WEST FOOTSCRAY, VIC 3012 | *\$1,075,000 | 04/09/2023 |
| 32 PALMERSTON ST, WEST FOOTSCRAY, VIC 3012 | *\$1,250,000 | 25/07/2023 |

This Statement of Information was prepared on:

14/09/2023

