



# STATEMENT OF INFORMATION

59 JOY STREET, BRAYBROOK, VIC-3019

PREPARED BY HUNG (MITCH) MINH NGUYEN, PROFESSIONALS ST ALBANS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**59 JOY STREET, BRAYBROOK, VIC 3019**

 3  2  1

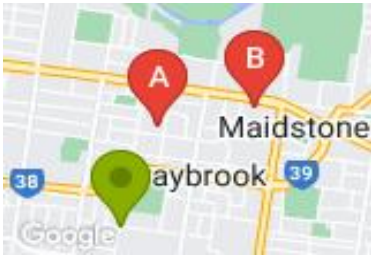
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$700,000 to \$770,000**

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

## MEDIAN SALE PRICE



**BRAYBROOK, VIC, 3019**

Suburb Median Sale Price (Unit)

**\$630,000**

01 April 2023 to 31 March 2024

Provided by: 

## COMPARABLE PROPERTIES

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.



**4/6 BARRIE CT, BRAYBROOK, VIC 3019**

 3  2  -

Sale Price

**\*\$720,000**

Sale Date: 01/05/2024

Distance from Property: 776m



**8/6 TRANSPORT ST, BRAYBROOK, VIC 3019**

 3  2  1

Sale Price

**\$730,000**

Sale Date: 01/03/2024

Distance from Property: 1.2km



This report has been compiled on 16/05/2024 by Professionals St Albans. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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.

### Property offered for sale

Address  
Including suburb and

59 JOY 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)

Price Range: \$700,000 to \$770,000

### Median sale price

Median price

\$630,000

Property type

Unit

Suburb

BRAYBROOK

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

4/6 BARRIE CT, BRAYBROOK, VIC 3019	*\$720,000	01/05/2024
8/6 TRANSPORT ST, BRAYBROOK, VIC 3019	\$730,000	01/03/2024

This Statement of Information was prepared

16/05/2024