

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

7/11 KENT STREET BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 11/1 MARNOO STREET BRAYBROOK VIC 3019 | \$378,000 | 16-Jun-23 |
| 6/29 SOUTH ROAD BRAYBROOK VIC 3019 | \$375,000 | 16-May-23 |
| 210/251 BALLARAT ROAD BRAYBROOK VIC 3019 | \$360,000 | 19-Apr-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: 20 September 2023



**11/1 MARNOO STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$378,000** Sold Date **16-Jun-23**

Distance **0.39km**



**6/29 SOUTH ROAD BRAYBROOK
VIC 3019**

 2  1  1

Sold Price **\$375,000** Sold Date **16-May-23**

Distance **0.77km**



**210/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$360,000** Sold Date **19-Apr-23**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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