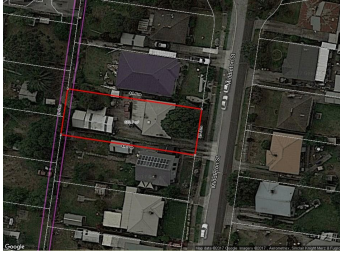


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 MIDDLETON STREET, BRAYBROOK, VIC** - - -

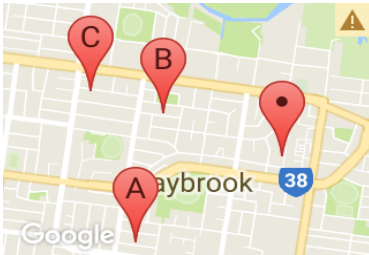
### Indicative Selling Price

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

Price Range: **\$750,000 to \$820,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



### BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

**\$800,000**

01 April 2017 to 30 June 2017

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.



**14 ARTHUR ST, BRAYBROOK, VIC 3019** 3 1 -

Sale Price

**\*\$771,000**

Sale Date: 20/05/2017

Distance from Property: 1.1km



**10 MENZIES ST, BRAYBROOK, VIC 3019** 5 2 2

Sale Price

**\*\$760,000**

Sale Date: 08/07/2017

Distance from Property: 837m



**35 CARLTON ST, BRAYBROOK, VIC 3019** 3 1 2

Sale Price

**\*\$800,000**

Sale Date: 29/07/2017

Distance from Property: 1.3km

This report has been compiled on 07/08/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 MIDDLETON 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: \$750,000 to \$820,000

### Median sale price

Median price \$800,000

House

Unit

Suburb

BRAYBROOK

Period 01 April 2017 to 30 June 2017

Source



### 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
14 ARTHUR ST, BRAYBROOK, VIC 3019	*\$771,000	20/05/2017
10 MENZIES ST, BRAYBROOK, VIC 3019	*\$760,000	08/07/2017
35 CARLTON ST, BRAYBROOK, VIC 3019	*\$800,000	29/07/2017