

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

303/251 Ballarat Road 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2019

to

31 Mar 2020

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

108/251 Ballarat Road Braybrook VIC 3019	\$331,000	30-Sep-19
3/251 Ballarat Road Braybrook VIC 3019	\$326,000	18-Sep-19
9/11 Kent Street Braybrook VIC 3019	\$336,500	27-Oct-19

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: 11 April 2020



108/251 Ballarat Road Braybrook VIC 3019

 2  1  1

Sold Price

\$331,000

Sold Date

30-Sep-19

Distance

0.05km



3/251 Ballarat Road Braybrook VIC 3019

 2  1  2

Sold Price

\$326,000

Sold Date

18-Sep-19

Distance

0.05km



9/11 Kent Street Braybrook VIC 3019

 2  1  1

Sold Price

\$336,500

Sold Date

27-Oct-19

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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