

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

71 Melon 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Braybrook

Period-from

01 Aug 2019

to

31 Jul 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

2/53 Melon Street Braybrook VIC 3019	\$605,000	19-Oct-19
1/61 Melon Street Braybrook VIC 3019	\$580,000	23-Jan-19
4/20 Castley Crescent Braybrook VIC 3019	\$587,500	06-Dec-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: 20 August 2020



2/53 Melon Street Braybrook VIC 3019

 2  1  1

Sold Price

\$605,000

Sold Date

19-Oct-19

Distance

0.09km



1/61 Melon Street Braybrook VIC 3019

 3  1  1

Sold Price

\$580,000

Sold Date

23-Jan-19

Distance

0.12km



4/20 Castley Crescent Braybrook VIC 3019

 2  1  1

Sold Price

\$587,500

Sold Date

06-Dec-19

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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