

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 23 Air Force Avenue, Braybrook, VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$950,000 & \$1,050,000

Median sale price

Median price \$735,555 Property Type House Suburb Braybrook (3019)

Period - From 30/03/2020 to 30/06/2020 Source RP Data

Comparable property sales

A 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 |
|--|-------------|--------------|
| 18 BALMORAL STREET, BRAYBROOK VIC 3019 | \$1,000,000 | 20/04/2020 |
| 55 RUBY WAY, BRAYBROOK VIC 3019 | \$1,115,000 | 15/02/2020 |
| 83 RUBY WAY, BRAYBROOK VIC 3019 | \$1,200,000 | 28/02/2020 |

This Statement of Information was prepared on: 30/06/2020