

# STATEMENT OF INFORMATION

4/8 LORD PLACE, BRAYBROOK, VIC

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



**CHILLI** REALTY

Red Hot Service - Red Hot Results

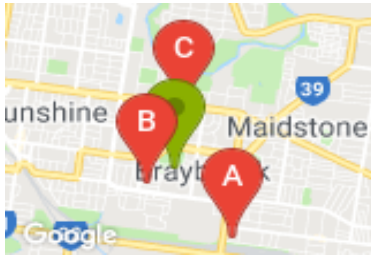
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**4/8 LORD PLACE, BRAYBROOK, VIC**
 2
  1
  1
**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$600,000 to \$620,000**

Provided by: Peter Davies , Chilli Realty

## MEDIAN SALE PRICE

**BRAYBROOK, VIC, 3019**

Suburb Median Sale Price (Unit)

**\$551,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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.

**2/2 ALBERTA ST, WEST FOOTSCRAY, VIC 3012**
 2
  1
  1

Sale Price

**\*\$686,000**

Sale Date: 25/06/2018

Distance from Property: 1.2km

**18 ARTHUR ST, BRAYBROOK, VIC 3019**
 2
  2
  1

Sale Price

**\*\$630,000**

Sale Date: 28/04/2018

Distance from Property: 429m

**4/31 VINE ST, BRAYBROOK, VIC 3019**
 2
  1
  1

Sale Price

**\*\$615,000**

Sale Date: 16/02/2018

Distance from Property: 858m

**This report has been compiled on 01/07/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

4/8 LORD PLACE, BRAYBROOK, VIC

### Indicative selling price

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

Price Range: \$600,000 to \$620,000

### Median sale price

Median price \$551,000

House

Unit

Suburb

BRAYBROOK

Period 01 July 2017 to 30 June 2018

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
2/2 ALBERTA ST, WEST FOOTSCRAY, VIC 3012	*\$686,000	25/06/2018
18 ARTHUR ST, BRAYBROOK, VIC 3019	*\$630,000	28/04/2018
4/31 VINE ST, BRAYBROOK, VIC 3019	*\$615,000	16/02/2018