

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

8 ASH 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Land

Suburb

Braybrook

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/20 ALICE STREET SUNSHINE VIC 3020	\$730,000	30-Jan-25
23 CLARENDON STREET MAIDSTONE VIC 3012	\$755,000	05-Dec-24
1/14 CLARENDON STREET MAIDSTONE VIC 3012	\$760,000	20-Sep-24

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.~~

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3/20 ALICE STREET SUNSHINE VIC 3020

Sold Price ^{RS} **\$730,000** Sold Date **30-Jan-25**

 2  2  1

Distance **0.91km**



**23 CLARENDON STREET
MAIDSTONE VIC 3012**

Sold Price **\$755,000** Sold Date **05-Dec-24**

 3  2  1

Distance **1.11km**



**1/14 CLARENDON STREET
MAIDSTONE VIC 3012**

Sold Price **\$760,000** Sold Date **20-Sep-24**

 3  2  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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