

## 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

209/251 BALLARAT ROAD BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$339,000

&

\$359,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Dec 2022

to

30 Nov 2023

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

3/4 CREFDEN STREET MAIDSTONE VIC 3012	\$352,500	18-Jun-23
10/50 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	30-Oct-23
408B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$345,000	10-Jun-23

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: 04 December 2023



### 3/4 CREFDEN STREET MAIDSTONE VIC 3012

Sold Price

**\$352,500**

Sold Date

**18-Jun-23**


1

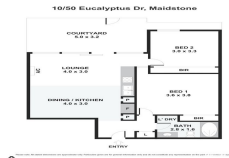


1



1

Distance

**1.07km**


### 10/50 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

Sold Price

<sup>RS</sup>
**\$350,000**
<sup>UN</sup>

Sold Date

**30-Oct-23**


2



1



1

Distance

**1.08km**


### 408B/2 WESTS ROAD MARIBYRNONG VIC 3032

Sold Price

**\$345,000**

Sold Date

**10-Jun-23**


1



1



1

Distance

**1.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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