

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

3/7 LILY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2024

to

30 Jun 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

2/23 BAIRD STREET MAIDSTONE VIC 3012

\$699,000

26-Mar-25

4/10 GREENHAM STREET MAIDSTONE VIC 3012

\$660,000

04-Jun-25

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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**2/23 BAIRD STREET MAIDSTONE
VIC 3012** 2  1  1

Sold Price

\$699,000

Sold Date

26-Mar-25

Distance

1.77km**4/10 GREENHAM STREET
MAIDSTONE VIC 3012** 2  1  1

Sold Price

\$660,000

Sold Date

04-Jun-25

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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