

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

3/3 ELVA COURT 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

\$575,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/16 BARRIE COURT BRAYBROOK VIC 3019

\$580,000

09-Dec-23

2/20 DUKE STREET BRAYBROOK VIC 3019

\$560,000

02-Oct-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: 12 March 2024



2/16 BARRIE COURT BRAYBROOK VIC 3019

Sold Price

\$580,000

Sold Date

09-Dec-23

 2

 1

 1

Distance

0.79km



2/20 DUKE STREET BRAYBROOK VIC 3019

Sold Price

\$560,000

Sold Date

02-Oct-23

 2

 1

 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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