

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

26 Lawn Crescent, Braybrook Vic 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$670,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Braybrook

Period - From 01/01/2020

to 31/03/2020

Source REIV

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 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
1	1/13 Burnett Av BRAYBROOK 3019	\$671,000	18/06/2020
2	24 Lawn Cr BRAYBROOK 3019	\$650,000	20/03/2020
3	3/6 Vine Ct BRAYBROOK 3019	\$631,000	14/02/2020

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 six months.~~

This Statement of Information was prepared on:

07/07/2020 11:54



 3  2  1

Property Type: Townhouse

Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

March quarter 2020: \$587,500

Comparable Properties



1/13 Burnett Av BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$671,000

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)



24 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2  2

Price: \$650,000

Method: Private Sale

Date: 20/03/2020

Rooms: 5

Property Type: House (Res)



3/6 Vine Ct BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$631,000

Method: Sold Before Auction

Date: 14/02/2020

Property Type: Townhouse (Res)