

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/20 CASTLEY CRESCENT, BRAYBROOK, 2 1 1

Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

Provided by: Stockdale & Leggo - Sunshine , Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (Unit)

\$552,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/61 CHURCHILL AVE, BRAYBROOK, VIC 3019 2 1 1

Sale Price

***\$595,000**

Sale Date: 02/12/2017

Distance from Property: 458m



1/3 ELVA CRT, BRAYBROOK, VIC 3019 3 1 1

Sale Price

\$590,000

Sale Date: 23/08/2017

Distance from Property: 715m



12/27 MARNOO ST, BRAYBROOK, VIC 3019 3 1 1

Sale Price

\$560,000

Sale Date: 22/07/2017

Distance from Property: 1.4km



This report has been compiled on 09/01/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/20 CASTLEY CRESCENT, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$552,000

House

Unit

X

Suburb

BRAYBROOK

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
3/61 CHURCHILL AVE, BRAYBROOK, VIC 3019	*\$595,000	02/12/2017
1/3 ELVA CRT, BRAYBROOK, VIC 3019	\$590,000	23/08/2017
12/27 MARNOO ST, BRAYBROOK, VIC 3019	\$560,000	22/07/2017