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	2/21 Lawn Crescent, Braybrook Vic 3019
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$560,000	&	\$610,000

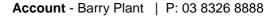
Median sale price

Median price	\$500,000		Unit X	Su	uburb Braybrook
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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
14 Rose St BRAYBROOK 3019	\$565,000	26/11/2016
62 Lawn Cr BRAYBROOK 3019	\$536,000	25/02/2017
1/3 Vine St BRAYBROOK 3019	\$502,000	23/02/2017







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2/21 Lawn Crescent, Braybrook Vic 3019





Rooms:

Property Type: Townhouse

Agent Comments

1 year old townhouse in a block of three.

Indicative Selling Price \$560,000 - \$610,000 **Median Unit Price** March quarter 2017: \$500,000

Comparable Properties



14 Rose St BRAYBROOK 3019 (REI)



Price: \$565,000 Method: Auction Sale Date: 26/11/2016

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



62 Lawn Cr BRAYBROOK 3019 (REI)

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Price: \$536,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 176 sqm

Agent Comments



1/3 Vine St BRAYBROOK 3019 (REI)

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Price: \$502,000

Method: Sold Before Auction

Date: 23/02/2017 Rooms: 5

Property Type: Townhouse (Res)

Land Size: 219 sqm

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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