

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

1/14 Howden Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$765,000

House

X

Unit

Suburb

Braybrook

Period - From

01/01/2018

to

31/12/2018

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	2/5 Cremorne St BRAYBROOK 3019	\$680,000	28/11/2018
2	4/11 Powell Cr MAIDSTONE 3012	\$616,000	24/11/2018
3	1/61 Melon St BRAYBROOK 3019	\$580,000	05/02/2019

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.



 3  2  1

Rooms:

Property Type: unit

Land Size: 279.47 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

Year ending December 2018: \$765,000

Comparable Properties



2/5 Cremorne St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  3

Price: \$680,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



4/11 Powell Cr MAIDSTONE 3012 (REI)

Agent Comments

 3  2  1

Price: \$616,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Unit



1/61 Melon St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$580,000

Method: Private Sale

Date: 05/02/2019

Rooms: 4

Property Type: Unit