STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 HARGREAVES CRESCENT,







Indicative Selling Price

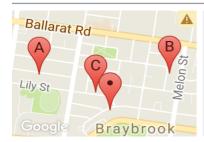
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$700,000 to \$750,000

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

MEDIAN SALE PRICE



BRAYBROOK, VIC, 3019

Suburb Median Sale Price (House)

\$782,500

01 October 2017 to 31 March 2018

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.



23 MCLENNAN ST, BRAYBROOK, VIC 3019







Sale Price

*\$765,000

Sale Date: 05/04/2018

Distance from Property: 529m





16 HANCOCK CRES, BRAYBROOK, VIC 3019







Sale Price

*\$710,000

Sale Date: 05/05/2018

Distance from Property: 468m





12 LILY ST, BRAYBROOK, VIC 3019







Sale Price

*\$755,000

Sale Date: 05/05/2018

Distance from Property: 160m



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 81 HARGREAVES CRESCENT, BRAYBROOK, VIC 3019

Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price	\$782,500	House	X	Unit		Suburb	BRAYBROOK
Period	01 October 2017 to 31 March 2018			Source		pricefinder	

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
23 MCLENNAN ST, BRAYBROOK, VIC 3019	*\$765,000	05/04/2018
16 HANCOCK CRES, BRAYBROOK, VIC 3019	*\$710,000	05/05/2018
12 LILY ST, BRAYBROOK, VIC 3019	*\$755,000	05/05/2018