

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**81 HARGREAVES CRESCENT,**

2 - -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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**

2 1 1

**Sale Price**

**\*\$765,000**

Sale Date: 05/04/2018

Distance from Property: 529m



**16 HANCOCK CRES, BRAYBROOK, VIC 3019**

2 1 -

**Sale Price**

**\*\$710,000**

Sale Date: 05/05/2018

Distance from Property: 468m



**12 LILY ST, BRAYBROOK, VIC 3019**

2 1 -

**Sale Price**

**\*\$755,000**

Sale Date: 05/05/2018

Distance from Property: 160m



This report has been compiled on 07/05/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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](http://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



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