

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

1/5 Howell Place Braybrook VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 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

2/5 Howell Place Braybrook VIC 3019	\$600,000	19-Oct-20
3/5 Howell Place Braybrook VIC 3019	\$610,000	20-Oct-20

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 6 months.

This Statement of Information was prepared on: 10 November 2020



2/5 Howell Place Braybrook VIC 3019

2 2 1

Sold Price

^{RS} **\$600,000**

Sold Date

19-Oct-20

Distance

0.02km



3/5 Howell Place Braybrook VIC 3019

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date

20-Oct-20

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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