

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

2/29 HOWDEN CRESCENT 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	-	17-Sep-24
71B SOUTH ROAD BRAYBROOK VIC 3019	\$620,000	27-Jun-24
4/4 MORGAN STREET BRAYBROOK VIC 3019	\$600,000	14-May-24

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: 01 October 2024



**3/37 HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

2 1 1

Sold Price

^{RS} - ^{UN}

Sold Date **17-Sep-24**

Distance **0.72km**



**71B SOUTH ROAD BRAYBROOK
VIC 3019**

2 1 1

Sold Price

\$620,000

Sold Date **27-Jun-24**

Distance **1.2km**



**4/4 MORGAN STREET
BRAYBROOK VIC 3019**

2 1 1

Sold Price

\$600,000

Sold Date **14-May-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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