

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

3/18 LAWN 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2024

to

31 Jan 2025

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

18/11 KENT STREET BRAYBROOK VIC 3019	\$380,000	12-Oct-24
6/1 MARNOO STREET BRAYBROOK VIC 3019	\$370,000	23-Sep-24
10/1 MARNOO STREET BRAYBROOK VIC 3019	\$360,000	02-Sep-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: 13 February 2025

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**18/11 KENT STREET BRAYBROOK
VIC 3019**

Sold Price

\$380,000

Sold Date

12-Oct-24

 2  1  -

Distance

1.42km



**6/1 MARNOO STREET BRAYBROOK
VIC 3019**

Sold Price

\$370,000

Sold Date

23-Sep-24

 2  1  1

Distance

1.5km



**10/1 MARNOO STREET
BRAYBROOK VIC 3019**

Sold Price

\$360,000

Sold Date

02-Sep-24

 2  1  -

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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