

# 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 Howell Place, Braybrook Vic 3019

### Indicative selling price

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

Range between \$880,000

&

\$968,000

### Median sale price

Median price \$651,500

Property Type House

Suburb Braybrook

Period - From 06/02/2019

to

05/02/2020

Source REIV

### 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 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 17 Cornwall Rd SUNSHINE 3020   | \$980,000 | 30/11/2019   |
| 2 | 2 Riley Ct BRAYBROOK 3019      | \$962,000 | 09/11/2019   |
| 3 | 6 Stores Ct BRAYBROOK 3019     | \$950,000 | 18/10/2019   |




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 six months.~~

This Statement of Information was prepared on:

06/02/2020 13:49



   Doubl  
e Lock  
up  
Garag  
e  
  
4                      2

**Rooms:** 5  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 500 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$880,000 - \$968,000  
**Median House Price**  
06/02/2019 - 05/02/2020: \$651,500

## Comparable Properties



**17 Cornwall Rd SUNSHINE 3020 (REI)**

[Agent Comments](#)

 3     1     1

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)

**2 Riley Ct BRAYBROOK 3019 (REI)**

[Agent Comments](#)

 4     2     2

**Price:** \$962,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx

**6 Stores Ct BRAYBROOK 3019 (REI/VG)**

[Agent Comments](#)

 5     3     2

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2019  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 414 sqm approx