

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

4/16 Cherry 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/16 Cherry Crescent Braybrook VIC 3019	\$605,000	19-Oct-19
2/60 Melon Street Braybrook VIC 3019	\$636,000	14-Sep-19
17 Marnoo Street Braybrook VIC 3019	\$660,000	17-Nov-19

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: 28 November 2019

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2/16 Cherry Crescent Braybrook VIC 3019

3 2 1

Sold Price

\$605,000

Sold Date

19-Oct-19

Distance

0.2km



2/60 Melon Street Braybrook VIC 3019

3 2 1

Sold Price

\$636,000

Sold Date

14-Sep-19

Distance

0.3km



17 Marnoo Street Braybrook VIC 3019

3 2 2

Sold Price

\$660,000

Sold Date

17-Nov-19

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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