

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

2/17 Cremorne Street, Braybrook Vic 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Braybrook

Period - From

01/04/2022

to

31/03/2023

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	1/83 Melon St BRAYBROOK 3019	\$651,000	09/06/2023
2	1/20 Duke St BRAYBROOK 3019	\$645,000	08/06/2023
3	28 Rochester St BRAYBROOK 3019	\$640,000	28/06/2023

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:

30/06/2023 09:47



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2023: \$620,000

Comparable Properties



1/83 Melon St BRAYBROOK 3019 (REI)

Agent Comments

2 1 1

Price: \$651,000

Method: Private Sale

Date: 09/06/2023

Property Type: Townhouse (Single)



1/20 Duke St BRAYBROOK 3019 (REI)

Agent Comments

3 2 1

Price: \$645,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit



28 Rochester St BRAYBROOK 3019 (REI)

Agent Comments

3 1 3

Price: \$640,000

Method: Private Sale

Date: 28/06/2023

Property Type: House

Land Size: 465 sqm approx

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