

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 ALWYN COURT, BRAYBROOK, VIC 3019

Indicative selling price

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

Single Price / Range

695,000 to 755,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

BRAYBROOK

Period

01 October 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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
2 WILSON ST, BRAYBROOK, VIC 3019	*\$701,500	29/04/2017
30 SHEPHERD ST, BRAYBROOK, VIC 3019	*\$730,000	18/04/2017
13 WILSON ST, BRAYBROOK, VIC 3019	\$696,000	18/03/2017