

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

2/29 HOWDEN 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	-	17-Sep-24
2/35 OMAR STREET MAIDSTONE VIC 3012	\$620,000	18-Oct-24
107 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$620,000	19-Oct-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: 04 February 2025



**3/37 HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

2 1 1

Sold Price

RS - UN

Sold Date **17-Sep-24**

Distance **0.72km**



**2/35 OMAR STREET MAIDSTONE
VIC 3012**

2 2 1

Sold Price

\$620,000

Sold Date **18-Oct-24**

Distance **1.61km**



**107 WOODSWALLOW ENTRANCE
SUNSHINE NORTH VIC 3020**

2 2 2

Sold Price

Sold Date **19-Oct-24**

Distance **1.51km**



**2/2 OMAR STREET MAIDSTONE
VIC 3012**

2 2 1

Sold Price

\$612,000

Sold Date **23-Nov-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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