

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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2024

to

31 Mar 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

2/3 STEWART STREET BRAYBROOK VIC 3019	\$510,000	27-Feb-25
8/8 SERVICE STREET SUNSHINE VIC 3020	\$522,500	01-Nov-24
2/114 DUKE STREET BRAYBROOK VIC 3019	\$495,000	04-Feb-25

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: 01 April 2025



**2/3 STEWART STREET
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$510,000** Sold Date **27-Feb-25**

Distance **1.42km**



**8/8 SERVICE STREET SUNSHINE
VIC 3020**

2 1 1

Sold Price **\$522,500** Sold Date **01-Nov-24**

Distance **1.36km**



**2/114 DUKE STREET BRAYBROOK
VIC 3019**

2 1 1

Sold Price ^{RS} **\$495,000** Sold Date **04-Feb-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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