

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	65 Hargreaves Crescent, Braybrook Vic 3019
---	--

Indicative selling price

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

Range between	\$750,000	&	\$790,000
---------------	-----------	---	-----------

Median sale price

Median price	\$734,000	House	X	Unit		Suburb	Braybrook
Period - From	01/10/2016	to	30/09/2017	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	5 Howell PI BRAYBROOK 3019	\$771,000	17/10/2017
2	14 Arthur St BRAYBROOK 3019	\$771,000	20/05/2017
3	10 Menzies St BRAYBROOK 3019	\$760,000	08/07/2017

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.~~



Rooms:
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Plans and permits for second dwelling at back of existing dwelling.

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

Year ending September 2017: \$734,000

Comparable Properties



5 Howell PI BRAYBROOK 3019 (REI)

Agent Comments



Price: \$771,000
Method: Sold Before Auction
Date: 17/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 588 sqm approx

14 Arthur St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$771,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx



10 Menzies St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 625 sqm approx