

# 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

9B Hargreaves Crescent, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

### Median sale price

Median price

\$820,000

Property Type

House

Suburb

Braybrook

Period - From

01/01/2022

to

31/03/2022

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	111 Ruby Way BRAYBROOK 3019	\$1,490,000	02/04/2022
2	24 Kannan Blvd BRAYBROOK 3019	\$1,220,000	29/12/2021
3	6 Dodd St BRAYBROOK 3019	\$1,061,000	23/04/2022

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:

27/06/2022 11:49



4   
 3   
 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,050,000

**Median House Price**

March quarter 2022: \$820,000

## Comparable Properties

**111 Ruby Way BRAYBROOK 3019 (REI)**

Agent Comments

4   
 3   
 4

**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** House (Res)



**24 Kannan Blvd BRAYBROOK 3019 (REI)**

Agent Comments

4   
 3   
 1

**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 29/12/2021

**Property Type:** House



**6 Dodd St BRAYBROOK 3019 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,061,000

**Method:** Auction Sale

**Date:** 23/04/2022

**Property Type:** House (Res)

**Land Size:** 799 sqm approx

**Account - Biggin & Scott** | P: 03 9317 5577 | F: 03 93175455