

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

3/33 Crothers Street 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

\$518,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/104 Churchill Avenue Braybrook VIC 3019	\$520,000	09-May-19
2/87 Hargreaves Crescent Braybrook VIC 3019	\$510,000	09-Jun-19

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: 28 October 2019



**2/104 Churchill Avenue Braybrook
VIC 3019**

Sold Price

\$520,000

Sold Date

09-May-19



3



2



1

Distance

0.38km



**2/87 Hargreaves Crescent
Braybrook VIC 3019**

Sold Price

\$510,000

Sold Date

09-Jun-19



2



1



1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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