## 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              | 13 Lawn Crescent, Braybrook Vic 3019 |
|----------------------|--------------------------------------|
| Including suburb and |                                      |
| postcode             |                                      |
|                      |                                      |

### Indicative selling price

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

| Range between | \$1,100,000 | & | \$1,200,000 |
|---------------|-------------|---|-------------|
| _             |             |   |             |

### Median sale price

| Median price  | \$791,500  | Pro | perty Type | House |        | Suburb | Braybrook |
|---------------|------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/10/2024 | to  | 31/12/2024 |       | 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

| Add | dress of comparable property         | Price       | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1   | 13a Johnson St AVONDALE HEIGHTS 3034 | \$1,150,000 | 26/03/2025   |
| 2   | 27 Rhonda St AVONDALE HEIGHTS 3034   | \$1,103,000 | 20/03/2025   |
| 3   | 1 Stores Ct BRAYBROOK 3019           | \$1,105,000 | 07/12/2024   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 27/03/2025 09:37 |
|--|------------------|









**Property Type:** 

Land Size: 656 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2024: \$791,500

# Comparable Properties



13a Johnson St AVONDALE HEIGHTS 3034 (REI)

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**:** 

**Price:** \$1,150,000 **Method:** Private Sale **Date:** 26/03/2025

Property Type: Townhouse (Single)

**Agent Comments** 



27 Rhonda St AVONDALE HEIGHTS 3034 (REI)

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**Agent Comments** 

Price: \$1,103,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)



1 Stores Ct BRAYBROOK 3019 (REI/VG)

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**Price:** \$1,105,000 **Method:** Auction Sale **Date:** 07/12/2024

**Property Type:** House (Res) **Land Size:** 414 sqm approx

**Agent Comments** 

Account - SASH MELBOURNE | P: 0431 619 009





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