

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

2/16 Cherry Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$559,500

Property Type

Unit

Suburb

Braybrook

Period - From

01/07/2018

to

30/06/2019

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	5b Menzies St BRAYBROOK 3019	\$605,000	22/08/2019
2	1/20 Middleton St BRAYBROOK 3019	\$585,000	26/04/2019
3	1/37 Myalla St BRAYBROOK 3019	\$578,000	06/04/2019

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:

17/09/2019 11:27



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending June 2019: \$559,500

Comparable Properties



5b Menzies St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$605,000

Method: Private Sale

Date: 22/08/2019

Rooms: 6

Property Type: House



1/20 Middleton St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$585,000

Method: Private Sale

Date: 26/04/2019

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



1/37 Myalla St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$578,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 4

Property Type: Unit