

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

2/87 Hargreaves Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$580,000

House

Unit

X

Suburb

Braybrook

Period - From

01/04/2018

to

31/03/2019

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	1/20 Middleton St BRAYBROOK 3019	\$585,000	26/04/2019
2	2/104 Churchill Av BRAYBROOK 3019	\$520,000	23/05/2019
3	2/78 Darnley St BRAYBROOK 3019	\$510,000	29/05/2019

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.



 2  1  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2019: \$580,000

Comparable Properties



1/20 Middleton St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$585,000
Method: Private Sale
Date: 26/04/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 200 sqm approx



2/104 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$520,000
Method: Private Sale
Date: 23/05/2019
Rooms: 5
Property Type: Unit



2/78 Darnley St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 29/05/2019
Rooms: -
Property Type: Townhouse (Single)