

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 94 Lawn Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$661,500

House

Unit

X

Suburb

Braybrook

Period - From 01/10/2017

to

31/12/2017

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	3/61 Churchill Av BRAYBROOK 3019	\$595,000	02/12/2017
2	21 Rose St BRAYBROOK 3019	\$588,000	06/01/2018
3	4/20 Castley Cr BRAYBROOK 3019	\$585,000	12/02/2018

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.



 3  2  1

Rooms:
Property Type: Townhouse
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
 \$570,000 - \$610,000
Median Unit Price
 December quarter 2017: \$661,500

Comparable Properties

3/61 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$595,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Townhouse (Res)



21 Rose St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$588,000
Method: Private Sale
Date: 06/01/2018
Rooms: -
Property Type: Townhouse (Res)



4/20 Castley Cr BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$585,000
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: Townhouse (Res)