



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$913,000
Median House Price
Year ending March 2017: \$660,000

Comparable Properties

1 Hinkler St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx

23 Kenross Ct BRAYBROOK 3019 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 533 sqm approx

14 Arthur St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$771,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx

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 Castley Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between \$830,000 & \$913,000

Median sale price

Median price \$660,000

House X

Suburb Braybrook

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
1 Hinkler St BRAYBROOK 3019	\$925,000	08/04/2017
23 Kenross Ct BRAYBROOK 3019	\$800,000	10/06/2017
14 Arthur St BRAYBROOK 3019	\$771,000	20/05/2017