

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

3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 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

3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$600,000	01-Jun-24
2/25 CASTLEY CRESCENT BRAYBROOK VIC 3019	\$618,000	26-Jul-24
64 LAWN CRESCENT BRAYBROOK VIC 3019	\$605,000	30-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 28 August 2024



**3/37 HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

Sold Price

^{RS} **\$600,000**

Sold Date

01-Jun-24

2

1

1

Distance

0km



**2/25 CASTLEY CRESCENT
BRAYBROOK VIC 3019**

Sold Price

^{RS} **\$618,000**

Sold Date

26-Jul-24

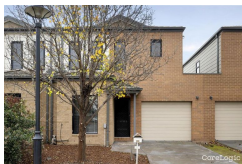
2

2

1

Distance

0.42km



**64 LAWN CRESCENT BRAYBROOK
VIC 3019**

Sold Price

^{RS} **\$605,000**

Sold Date

30-Jul-24

3

2

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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