

## 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

3/12 Cherry Crescent Braybrook VIC 3019

### Indicative selling price

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

Single Price

\$529,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2018

to

31 Oct 2019

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

|   |           |           |
|---|-----------|-----------|
| 2/104 Churchill Avenue Braybrook VIC 3019   | \$520,000 | 09-May-19 |
| 2/87 Hargreaves Crescent Braybrook VIC 3019 | \$510,000 | 09-Jun-19 |
| 1/20 Middleton Street Braybrook VIC 3019    | \$585,000 | 15-Apr-19 |

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: 25 November 2019



**2/104 Churchill Avenue Braybrook  
VIC 3019**

Sold Price

**\$520,000**

Sold Date

**09-May-19**

 3  2  1

Distance

**0.17km**



**2/87 Hargreaves Crescent  
Braybrook VIC 3019**

Sold Price

**\$510,000**

Sold Date

**09-Jun-19**

 2  1  1

Distance

**0.38km**



**1/20 Middleton Street Braybrook  
VIC 3019**

Sold Price

**\$585,000**

Sold Date

**15-Apr-19**

 3  2  1

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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