

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

2/3 ELVA COURT 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Braybrook

Period-from

01 Nov 2023

to

31 Oct 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

4/4 MORGAN STREET BRAYBROOK VIC 3019	\$600,000	14-May-24
2/80 DUKE STREET BRAYBROOK VIC 3019	\$560,000	15-Jul-24
21C SHEPHERD STREET BRAYBROOK VIC 3019	\$570,000	16-May-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: 08 November 2024



**4/4 MORGAN STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$600,000** Sold Date **14-May-24**

Distance **0.4km**



**2/80 DUKE STREET BRAYBROOK
VIC 3019**

 2  1  1

Sold Price **\$560,000** Sold Date **15-Jul-24**

Distance **1km**



**21C SHEPHERD STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$570,000** Sold Date **16-May-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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