

## 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

1a Castley 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)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price

\$580,000

House

Unit

X

Suburb

Braybrook

Period - From

01/04/2018

to

31/03/2019

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 | 1/14 Howden Cr BRAYBROOK 3019  | \$640,000 | 16/03/2019   |
| 2 | 1/44 Darnley St BRAYBROOK 3019 | \$565,000 | 02/03/2019   |
| 3 | 1/26 Carlton St BRAYBROOK 3019 | \$540,000 | 11/05/2019   |

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:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
Year ending March 2019: \$580,000

## Comparable Properties



**1/14 Howden Cr BRAYBROOK 3019 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx



**1/44 Darnley St BRAYBROOK 3019 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$565,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 268 sqm approx



**1/26 Carlton St BRAYBROOK 3019 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** House (Res)