

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

11 Lawn Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between \$660,000

&

\$695,000

Median sale price

Median price \$776,000

Property Type House

Suburb Braybrook

Period - From 01/01/2020

to

31/03/2020

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	14 Vine St BRAYBROOK 3019	\$720,000	29/02/2020
2	62 Hargreaves Cr BRAYBROOK 3019	\$660,000	29/02/2020
3	200 Churchill Av BRAYBROOK 3019	\$652,000	09/04/2020

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.~~

This Statement of Information was prepared on:

21/05/2020 13:59



 2  1 

Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median House Price
March quarter 2020: \$776,000

Comparable Properties

14 Vine St BRAYBROOK 3019 (REI)

Agent Comments

 2  1 

Price: \$720,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)



62 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

 3  2 

Price: \$660,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 554 sqm approx



200 Churchill Av BRAYBROOK 3019 (REI)

Agent Comments

 3  1 

Price: \$652,000
Method: Private Sale
Date: 09/04/2020
Property Type: House
Land Size: 576 sqm approx