

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

13 Dobson Crescent, Braybrook Vic 3019

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Braybrook

Period - From

01/07/2021

to

30/09/2021

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	3/12 Clarendon Pde WEST FOOTSCRAY 3012	\$430,000	01/09/2021
2	2/150 Rupert St WEST FOOTSCRAY 3012	\$385,000	08/07/2021
3	2/16 Lawn Cr BRAYBROOK 3019	\$380,000	17/07/2021

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:

20/12/2021 09:08



3 1 1

Property Type: House (Res)

Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price

\$400,000

Median House Price

September quarter 2021: \$870,000

Comparable Properties



3/12 Clarendon Pde WEST FOOTSCRAY 3012 (REI) **Agent Comments**

2 1 1

Price: \$430,000

Method: Private Sale

Date: 01/09/2021

Property Type: Villa



2/150 Rupert St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

2 1 1

Price: \$385,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: Unit



2/16 Lawn Cr BRAYBROOK 3019 (REI)

Agent Comments

3 1 1

Price: \$380,000

Method: Private Sale

Date: 17/07/2021

Property Type: Unit