# 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

#### 2/26 HANCOCK CRESCENT BRAYBROOK VIC 3019

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	3000000	&	\$620,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$617,500	Property type	Unit	Suburb	Braybrook			

31 Mar 2025

Source

## Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2024

**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.

to

Address of comparable property	Price	Date of sale	
4/14 RILEY COURT BRAYBROOK VIC 3019	\$620,000	09-Sep-24	
1/4 ORANGE STREET BRAYBROOK VIC 3019	\$610,000	-	
3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	-	-	

#### 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: 28 April 2025



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consumer.vic.gov.au

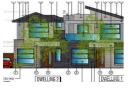


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	4/14 RILEY COURT BRAYBROOK VIC 3019			Sold Price	\$620,000	Sold Date	09-Sep-24
Correlogilo	昌 3	1	⇔ <sup>2</sup>			Distance	0.85km



	1/4 ORANGE STREET BRAYBROOK Sold Price VIC 3019					\$610,000	Sold Date	.e -	
WELLING 1	昌 2	1	<b>⇔</b> 1				Distance	0.52km	



		AVES CRESCENT /IC 3019	Sold Price	- Sold Date	-
<b>E</b> 2	1 🖳	G 1		Distance	0.37km

RS = Recent sale UN = Undisclosed Sale

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