

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

2/29 HOWDEN CRESCENT 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2024

to

30 Apr 2025

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

4/83 DARNLEY STREET BRAYBROOK VIC 3019	\$620,000	14-Feb-25
1B DARNLEY STREET BRAYBROOK VIC 3019	\$602,000	18-Nov-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: 05 May 2025

**4/83 DARNLEY STREET
BRAYBROOK VIC 3019** 2  2  1

Sold Price

\$620,000

Sold Date

14-Feb-25

Distance

0.21km**1B DARNLEY STREET BRAYBROOK
VIC 3019** 2  2  -

Sold Price

\$602,000

Sold Date

18-Nov-24

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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