

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

3/18 LAWN 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2024

to

28 Feb 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

110/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$350,000	18-Sep-24
111/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$345,000	15-Jul-24
10/11 KENT STREET BRAYBROOK VIC 3019	\$340,000	01-May-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: 26 March 2025

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**110/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$350,000** Sold Date **18-Sep-24**

Distance **0.19km**



**111/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$345,000** Sold Date **15-Jul-24**

Distance **0.19km**



**10/11 KENT STREET BRAYBROOK
VIC 3019**

 2  1  1

Sold Price **\$340,000** Sold Date **01-May-24**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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