

## 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

319 BALLARAT ROAD BRAYBROOK VIC 3019

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### 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

94A HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$680,000	16-Sep-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: 13 March 2025



**94A HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

 2  1  2

Sold Price

**\$680,000**

Sold Date

**16-Sep-24**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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