

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

1 Alwyn Court, Braybrook Vic 3019

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$800,000

Property Type House

Suburb Braybrook

Period - From 01/10/2022

to 31/12/2022

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	36 Shepherd St BRAYBROOK 3019	\$750,000	13/03/2023
2	40 Myalla St BRAYBROOK 3019	\$750,000	29/03/2023
3	8 Hancock Cr BRAYBROOK 3019	\$750,000	18/02/2023

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:

12/04/2023 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$750,000

Median House Price
December quarter 2022: \$800,000

Comparable Properties



36 Shepherd St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 13/03/2023
Property Type: House



40 Myalla St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 652 sqm approx

8 Hancock Cr BRAYBROOK 3019 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 597 sqm approx

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