

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

13 Alwyn Court, Braybrook Vic 3019

Indicative selling price

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

Range between \$955,000 & \$1,050,000

Median sale price

Median price \$790,000 Property Type House Suburb Braybrook

Period - From 01/07/2022 to 30/06/2023 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	3 Kathleen Ct SUNSHINE 3020	\$1,010,000	15/05/2023
2	20 Brentwood Dr AVONDALE HEIGHTS 3034	\$980,000	16/08/2023
3	6 Dunedin St MAIDSTONE 3012	\$965,000	17/06/2023

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:

04/09/2023 09:03



Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Renovated 4-bedroom family home on a large land parcel.

Indicative Selling Price

\$955,000 - \$1,050,000

Median House Price

Year ending June 2023: \$790,000

Comparable Properties



3 Kathleen Ct SUNSHINE 3020 (REI/VG)



Price: \$1,010,000

Method: Private Sale

Date: 15/05/2023

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Slightly bigger land size and similar build era. Kathleen has additional bedroom/bath/car due to bungalows on the property. Alwyn is renovated and much higher spec internally.



20 Brentwood Dr AVONDALE HEIGHTS 3034 (REI)



Price: \$980,000

Method: Sold Before Auction

Date: 16/08/2023

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable renovated homes with 1 less bedroom. Alwyn is on bigger land.



6 Dunedin St MAIDSTONE 3012 (REI/VG)



Price: \$965,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 579 sqm approx

Agent Comments

Comparable build era with one less bedroom/bathroom. Alwyn is renovated with higher spec internally and is on bigger land.