

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

2/16 BARRIE COURT 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/20 DUKE STREET BRAYBROOK VIC 3019	\$560,000	02-Oct-23
3/12 CHERRY CRESCENT BRAYBROOK VIC 3019	\$575,000	24-Aug-23

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: 14 November 2023



**2/20 DUKE STREET BRAYBROOK
VIC 3019**

 2  1  1

Sold Price **\$560,000** Sold Date **02-Oct-23**

Distance **1.46km**



**3/12 CHERRY CRESCENT
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$575,000** Sold Date **24-Aug-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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