

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

2/9 HANNA 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Braybrook

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/21 LAWN CRESCENT BRAYBROOK VIC 3019	\$665,000	08-Mar-24
2/2 ROSE STREET BRAYBROOK VIC 3019	\$696,000	14-Oct-23
1/7 LILY STREET BRAYBROOK VIC 3019	\$670,000	10-Oct-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: 09 April 2024

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**3/21 LAWN CRESCENT
BRAYBROOK VIC 3019**

3 1 2

Sold Price ^{RS} **\$665,000** Sold Date **08-Mar-24**

Distance **0.22km**

**2/2 ROSE STREET BRAYBROOK
VIC 3019**

3 2 3

Sold Price **\$696,000** Sold Date **14-Oct-23**

Distance **0.86km**

**1/7 LILY STREET BRAYBROOK VIC
3019**

2 1 1

Sold Price **\$670,000** Sold Date **10-Oct-23**

Distance **0.82km**

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

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