

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

3/3 ELVA 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jan 2023

to

31 Dec 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

3/12 CHERRY CRESCENT BRAYBROOK VIC 3019	\$575,000	24-Aug-23
2/16 BARRIE COURT BRAYBROOK VIC 3019	\$580,000	12-Dec-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: 24 January 2024



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

 2  1  1

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

Distance **0.58km**



**2/16 BARRIE COURT BRAYBROOK
VIC 3019**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **12-Dec-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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