

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 AIR FORCE AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Braybrook

Period-from

01 Feb 2023

to

31 Jan 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

4 WIRRAWAY AVENUE BRAYBROOK VIC 3019	\$1,100,000	01-Nov-23
13 ALWYN COURT BRAYBROOK VIC 3019	\$1,137,000	15-Feb-24
35 CARLTON STREET BRAYBROOK VIC 3019	\$1,100,000	14-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: 22 February 2024



**4 WIRRAWAY AVENUE
BRAYBROOK VIC 3019**

 4  2  2

Sold Price **\$1,100,000** Sold Date **01-Nov-23**

Distance **0.07km**



**13 ALWYN COURT BRAYBROOK
VIC 3019**

 4  2  2

Sold Price ^{RS} **\$1,137,000** Sold Date **15-Feb-24**

Distance **0.63km**



**35 CARLTON STREET BRAYBROOK
VIC 3019**

 4  3  2

Sold Price ^{RS} **\$1,100,000** Sold Date **14-Dec-23**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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