

## 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

41 HINES WAY BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

9 BASALT WALK BRAYBROOK VIC 3019	\$735,000	29-Jan-24
2 HANGAR WALK BRAYBROOK VIC 3019	\$730,000	07-Nov-23
4 TEAGUE CRESCENT BRAYBROOK VIC 3019	\$678,000	06-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: 19 February 2024



**9 BASALT WALK BRAYBROOK VIC 3019** Sold Price

<sup>RS</sup> **\$735,000** Sold Date **29-Jan-24**

 3  2  2

Distance **0.22km**

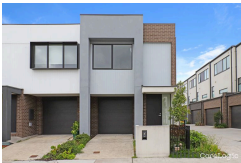


**2 HANGAR WALK BRAYBROOK VIC 3019** Sold Price

<sup>RS</sup> **\$730,000** Sold Date **07-Nov-23**

 3  2  2

Distance **0.09km**



**4 TEAGUE CRESCENT BRAYBROOK VIC 3019** Sold Price

**\$678,000** Sold Date **06-Oct-23**

 3  2  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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