

## 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

86 LAWN CRESCENT 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

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

Suburb

Braybrook

Period-from

01 Jun 2023

to

31 May 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

2/10 RENNISON STREET BRAYBROOK VIC 3019	\$685,000	23-May-24
16 ROYAL ROAD BRAYBROOK VIC 3019	\$672,500	26-Apr-24
45 HINES WAY BRAYBROOK VIC 3019	\$664,000	10-Apr-24

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: 17 June 2024



**2/10 RENNISON STREET  
BRAYBROOK VIC 3019**

3 2 2

Sold Price <sup>RS</sup> **\$685,000** <sup>UN</sup> Sold Date **23-May-24**

Distance **0.41km**



**16 ROYAL ROAD BRAYBROOK VIC  
3019**

3 2 1

Sold Price **\$672,500** Sold Date **26-Apr-24**

Distance **1.7km**



**45 HINES WAY BRAYBROOK VIC  
3019**

3 2 1

Sold Price **\$664,000** Sold Date **10-Apr-24**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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