

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

2/144 CHURCHILL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2023

to

29 Feb 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

2/16 BARRIE COURT BRAYBROOK VIC 3019	\$580,000	09-Dec-23
3/87 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$575,000	26-Oct-23
1/8 LORD PLACE BRAYBROOK VIC 3019	\$565,000	27-Feb-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: 28 March 2024

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2/16 BARRIE COURT BRAYBROOK VIC 3019

Sold Price

\$580,000

Sold Date **09-Dec-23**

 2  1  1

Distance **0.38km**



3/87 HARGREAVES CRESCENT BRAYBROOK VIC 3019

Sold Price

\$575,000

Sold Date **26-Oct-23**

 2  2  1

Distance **0.02km**



1/8 LORD PLACE BRAYBROOK VIC 3019

Sold Price

^{RS} **\$565,000**

Sold Date **27-Feb-24**

 2  1  1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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