

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

30 Howden Crescent 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

\$839,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

House

Suburb

Braybrook

Period-from

01 Feb 2021

to

31 Jan 2022

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

131 Hertford Road Sunshine VIC 3020	\$857,500	08-Feb-22
11 Sturt Street Sunshine VIC 3020	\$850,000	23-Dec-21
27 Brown Street Avondale Heights VIC 3034	\$872,500	23-Oct-21

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 February 2022



131 Hertford Road Sunshine VIC 3020

Sold Price ^{RS} **\$857,500** ^{UN} Sold Date **08-Feb-22**

 3  1  2

Distance **0.62km**

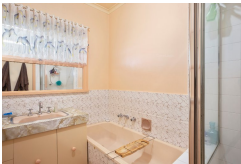


11 Sturt Street Sunshine VIC 3020

Sold Price **\$850,000** Sold Date **23-Dec-21**

 3  1  2

Distance **0.81km**



27 Brown Street Avondale Heights VIC 3034

Sold Price **\$872,500** Sold Date **23-Oct-21**

 4  2  1

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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