

## 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

13/12-18 MARGARET 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

\$370,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2023

to

31 Mar 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

6/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019	-	18-Jan-24
4/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$350,000	13-Dec-23
1/34 WAIORA PARADE WEST FOOTSCRAY VIC 3012	\$372,000	14-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: 08 April 2024



**6/12-18 MARGARET CRESCENT  
BRAYBROOK VIC 3019**

1 1 -

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **18-Jan-24**

Distance **0.04km**



**4/3 FIRST STREET WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

**\$350,000**

Sold Date **13-Dec-23**

Distance **1.42km**



**1/34 WAIORA PARADE WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

<sup>RS</sup> **\$372,000**

Sold Date **14-Feb-24**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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