

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

2/20 Castley 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2020

to

31 May 2021

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

3/6 Castley Crescent Braybrook VIC 3019	\$600,000	13-Jan-21
1/8 Balmoral Street Braybrook VIC 3019	\$600,000	31-Mar-21
1/5 Dodd Street Braybrook VIC 3019	\$580,000	10-Apr-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: 18 June 2021



3/6 Castley Crescent Braybrook VIC 3019

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

13-Jan-21

Distance

0.12km



1/8 Balmoral Street Braybrook VIC 3019

 2  2  1

Sold Price

\$600,000

Sold Date

31-Mar-21

Distance

0.48km



1/5 Dodd Street Braybrook VIC 3019

 2  1  1

Sold Price

\$580,000

Sold Date

10-Apr-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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