

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

16 Hancock 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

\$740,000

or range
between

&

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

10 Rennison Street Braybrook VIC 3019	\$740,000	26-May-21
3/11 Hanna Court Braybrook VIC 3019	\$718,000	03-Mar-21
1/42 Melon Street Braybrook VIC 3019	\$685,000	24-Mar-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: 25 June 2021



10 Rennison Street Braybrook VIC 3019

3 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

26-May-21

Distance

0.38km



3/11 Hanna Court Braybrook VIC 3019

3 2 1

Sold Price

\$718,000

Sold Date

03-Mar-21

Distance

0.42km



1/42 Melon Street Braybrook VIC 3019

3 1 1

Sold Price

^{RS} **\$685,000** ^{UN}

Sold Date

24-Mar-21

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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