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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Braybrook
Period-from	01 Apr 2021	to	31 Mar 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
12/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019	$300,000	28-Jan-22
217/251 BALLARAT ROAD BRAYBROOK VIC 3019	$274,000	14-Feb-22
10/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019	$350,000	04-Feb-22

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: 11 April 2022

Danielle Fordham
M 0409 083 235
E danielle.f@sweeneyea.com.au



12/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019

1 1 -

Sold Price **$300,000** Sold Date **28-Jan-22**

Distance **0.01km**



217/251 BALLARAT ROAD BRAYBROOK VIC 3019

1 1 -

Sold Price **$274,000** Sold Date **14-Feb-22**

Distance **-**



10/12-18 MARGARET CRESCENT BRAYBROOK VIC 3019

1 1 -

Sold Price **$350,000** Sold Date **04-Feb-22**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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