

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	pert	y off	ferec	l fo	or sa	le
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Address	9/12-18 Margaret Crescent, Braybrook Vic 3019
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$265,000 & \$290,000	Range between	\$265,000	&	\$290,000
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Median sale price

Median price	\$502,000	Hou	se	Unit	Х		Suburb	Braybrook
Period - From	01/10/2016	to	30/09/2017		Source	REIV		

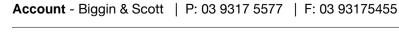
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	22/48 Eucalyptus Dr MAIDSTONE 3012	\$310,000	22/08/2017
2	14/4 Crefden St MAIDSTONE 3012	\$308,000	12/08/2017
3	20/101 Ballarat Rd MAIDSTONE 3012	\$295,000	10/10/2017

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 six months.







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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$265,000 - \$290,000 Median Unit Price Year ending September 2017: \$502,000

Comparable Properties



22/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

2/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Price: \$310,000 Method: Private Sale Date: 22/08/2017 Rooms: 2

Property Type: Apartment

Agent Comments



14/4 Crefden St MAIDSTONE 3012 (REI)

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Price: \$308,000 Method: Private Sale Date: 12/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



20/101 Ballarat Rd MAIDSTONE 3012 (REI)

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Price: \$295,000 Method: Private Sale Date: 10/10/2017 Rooms: 4

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455





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