



Le Duong
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and postcode
 9 Hargreaves 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 \$900,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$740,000 *House *Unit Suburb Braybrook
 Period-from 01 Sep 2017 to 31 Aug 2018 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 six 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
9 Middleton Street Braybrook VIC 3019	\$834,500	09-Sep-17
11 Castley Crescent Braybrook VIC 3019	\$830,000	28-Apr-18
65 Melon Street Braybrook VIC 3019	\$817,500	28-Apr-18

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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REAL ESTATE

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9 Middleton Street Braybrook VIC 3019

3 1 4

Sold Price

\$834,500

Sold Date

09-Sep-17

Distance

0.15km



11 Castley Crescent Braybrook VIC 3019

2 1 1

Sold Price

\$830,000

Sold Date

28-Apr-18

Distance

0.29km



65 Melon Street Braybrook VIC 3019

2 1 1

Sold Price

\$817,500

Sold Date

28-Apr-18

Distance

0.39km

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