

## 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

3 Folia Place Brookfield VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2018

to

31 Oct 2019

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

8 Citreus Circuit Brookfield VIC 3338	\$482,500	31-Aug-19
3 Jessie Place Brookfield VIC 3338	\$480,000	01-Nov-19
11 Blue Gum Drive Brookfield VIC 3338	\$505,000	18-Jun-19

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.~~

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**8 Citreus Circuit Brookfield VIC 3338**

4 2 2

Sold Price

**\$482,500**

Sold Date

**31-Aug-19**

Distance

**0.21km**



**3 Jessie Place Brookfield VIC 3338**

4 2 2

Sold Price

**\$480,000**

Sold Date

**01-Nov-19**

Distance

**1.1km**



**11 Blue Gum Drive Brookfield VIC 3338**

4 2 2

Sold Price

**\$505,000**

Sold Date

**18-Jun-19**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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