

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 76 Botanica Springs Boulevard, BROOKFIELD 3338

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$450,000 - \$470,000**

## Median sale price

Median **House** for **BROOKFIELD** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$422,500**

## Comparable property sales

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 the most comparable to the property for sale.

**22 Citronelle Cct,**  
Brookfield 3338

**Price \$425,000** Sold 10  
September 2019

**15 John Batman Dr,**  
Melton West 3337

**Price \$462,000** Sold 24  
September 2019

**4 Moonah Ave,**  
Brookfield 3338

**Price \$380,000** Sold 25  
September 2019

This Statement of Information was prepared on 3rd Dec 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

## Biggin & Scott Melton

303 High Street,  
Melton VIC 3337

## Contact agents



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