



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

215 Botanica Springs Boulevard Brookfield VIC 3338

3 2 2

Indicative Selling Price

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

Single Price \$439,000

Median Sale Price

\$485,000 Houses in Brookfield between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



**21 Stringybark Avenue Brookfield
VIC 3338**

4 2 2

Sold Price

\$415,000

Sold Date

12-Jan-19

Distance

0.2km



**18 Barleygrass Crescent Brookfield
VIC 3338**

3 2 2

Sold Price

\$432,000

Sold Date

13-Dec-18

Distance

0.58km



3 Bellis Place Brookfield VIC 3338

4 2 2

Sold Price

\$438,500

Sold Date

31-Aug-18

Distance

1.03km

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