

## 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

8 Hinkler Crescent Brookfield VIC 3338

### Indicative selling price

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

Single price N/A or range between \$399,000 & \$438,000

### Median sale price

Median price \$485,000 \*House X \*Unit Suburb Brookfield

Period - From Dec 2017 to Nov 2018 Source Core Logic / RP data

### Comparable property sales

**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
46 Fantail Way Brookfield VIC 3338	\$420,000	06-Oct-18
17 Fantail Way Brookfield VIC 3338	\$407,000	28-Jul-18
5 Phoenix Circuit Brookfield VIC 3338	\$430,000	28-Jun-18