



STATEMENT OF INFORMATION

2/44 BROOKFIELD AVENUE, BROOKFIELD, VIC 3338

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/44 BROOKFIELD AVENUE,

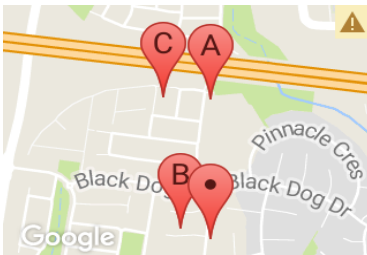
3 2 2

Indicative Selling Price

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

Price Range: \$335,000 to \$355,000

MEDIAN SALE PRICE



BROOKFIELD, VIC, 3338

Suburb Median Sale Price (House)

\$376,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1 SANDSTOCK PL, BROOKFIELD, VIC 3338

3 2 2

Sale Price

***\$365,000**

Sale Date: 20/04/2017

Distance from Property: 505m



1/10 DRYSDALE PL, BROOKFIELD, VIC 3338

3 2 1

Sale Price

\$335,000

Sale Date: 30/03/2017

Distance from Property: 103m



18 MAPLE EDGE WAY, BROOKFIELD, VIC 3338

4 2 2

Sale Price

***\$357,000**

Sale Date: 12/04/2017

Distance from Property: 532m



This report has been compiled on 07/07/2017 by Christopher Page. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2/44 BROOKFIELD AVENUE, BROOKFIELD, VIC 3338

Indicative selling price

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

Price Range:

\$335,000 to \$355,000

Median sale price

Median price

\$376,000

House

Unit

X


Suburb

BROOKFIELD

Period

01 July 2016 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 SANDSTOCK PL, BROOKFIELD, VIC 3338	*\$365,000	20/04/2017
1/10 DRYSDALE PL, BROOKFIELD, VIC 3338	\$335,000	30/03/2017
18 MAPLE EDGE WAY, BROOKFIELD, VIC 3338	*\$357,000	12/04/2017