



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**97 James Melrose Dr,
BROOKFIELD 3338**

Indicative selling price

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

Single price \$460,000

Median sale price

Median **House** for **BROOKFIELD** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$462,500

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.

126 James Melrose Dr, Brookfield 3338	Price \$425,000 Sold 08 July 2019
205 James Melrose Dr, Brookfield 3338	Price \$394,000 Sold 11 June 2019
164 James Melrose Dr, Brookfield 3338	Price \$420,000 Sold 14 May 2019

This Statement of Information was prepared on 20th Sep 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



4 beds



2 baths



2 parking

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Contact agents



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