

## 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 12 Lloyd Court 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 \$389,000 & \$419,000

### Median sale price

Median price \$490,000 \*House X \*Unit Suburb Brookfield  
Period - From Apr 2018 to Mar 2019 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
3 Lloyd Court Brookfield VIC 3338	\$395,000	30-Nov-18
3 Avoca Court Brookfield VIC 3338	\$392,000	19-Mar-19
21 Stringybark Avenue Brookfield VIC 3338	\$415,000	12-Jan-19