

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Wakefields Drive Brookfield VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$482,500

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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:

Address of comparable property

Price

Date of sale

3 Folia Place Brookfield VIC 3338	\$523,000	17-Dec-19
8 Citreus Circuit Brookfield VIC 3338	\$482,500	31-Aug-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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3 Folia Place Brookfield VIC 3338

Sold Price

RS

\$523,000

Sold Date

17-Dec-19

4 2 2

Distance

1km



8 Citreus Circuit Brookfield VIC 3338

Sold Price

\$482,500

Sold Date

31-Aug-19

4 2 2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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