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

128 James Melrose Drive, Brookfield Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$510,000		&		\$525,000					
Median sale pi	rice									
Median price	\$488,000	Pro	operty Type	Hou	se		Suburb	Brookfield		
Period - From	01/04/2021	to	30/06/2021		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	21 Red Fox Blvd BROOKFIELD 3338	\$530,000	16/07/2021
2	8 Toolern Waters Dr WEIR VIEWS 3338	\$515,000	09/07/2021
3	2 Pigdon St WEIR VIEWS 3338	\$515,000	13/06/2021

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 six months.

This Statement of Information was prepared on:

23/09/2021 12:56



hockingstuart

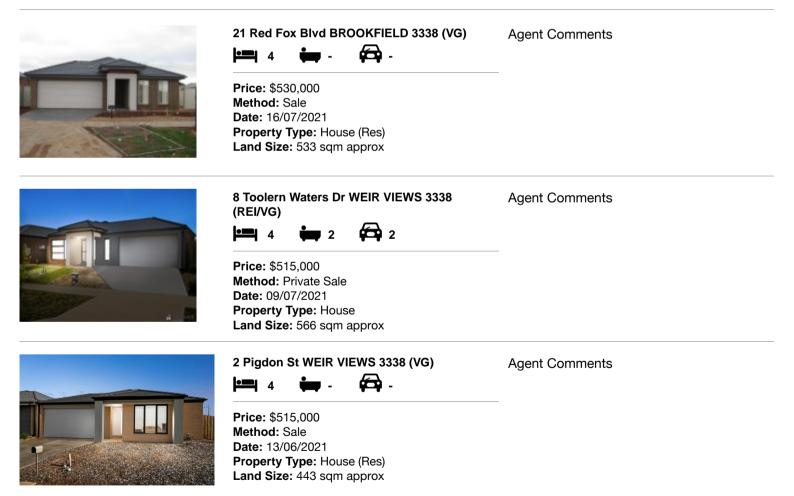




Property Type: Land Land Size: 512 sqm approx Agent Comments Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

> Indicative Selling Price \$510,000 - \$525,000 Median House Price June quarter 2021: \$488,000

Comparable Properties



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propertydata

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