

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 between \$510,000

&

\$525,000

Median sale price

Median price \$488,000

Property Type House

Suburb Brookfield

Period - From 01/04/2021

to

30/06/2021

Source 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.

	Address 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



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Property Type: Land

Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price

\$510,000 - \$525,000

Median House Price

June quarter 2021: \$488,000

Comparable Properties



21 Red Fox Blvd BROOKFIELD 3338 (VG)

Agent Comments

4 - -

Price: \$530,000

Method: Sale

Date: 16/07/2021

Property Type: House (Res)

Land Size: 533 sqm approx



8 Toolern Waters Dr WEIR VIEWS 3338 (REI/VG)

Agent Comments

4 2 2

Price: \$515,000

Method: Private Sale

Date: 09/07/2021

Property Type: House

Land Size: 566 sqm approx



2 Pigdon St WEIR VIEWS 3338 (VG)

Agent Comments

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Price: \$515,000

Method: Sale

Date: 13/06/2021

Property Type: House (Res)

Land Size: 443 sqm approx