

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**74 Manooka Road,
BROOKFIELD 3338**

Indicative selling price

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

Range \$555,000 - \$575,000

Median sale price

Median **House** for **BROOKFIELD** for period **Apr 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$485,000

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.

68 Viscosa Road,
Brookfield 3338

Price \$565,000 Sold 22
October 2018

72 Turpentine Road,
Brookfield 3338

Price \$560,000 Sold 06
September 2018

60 Saltbush Crescent,
Brookfield 3338

Price \$569,000 Sold 16 July
2018

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.

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