

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

6 Twigrush Place, Brookfield Vic 3338

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$560,000 Property Type House Suburb Brookfield

Period - From 02/06/2021 to 01/06/2022 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	1 Heston St BROOKFIELD 3338	\$535,000	11/01/2022
2	6 Leuca Av BROOKFIELD 3338	\$522,000	21/12/2021
3	22 Fantail Way BROOKFIELD 3338	\$520,000	28/01/2022

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:

02/06/2022 13:14



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Property Type: House
Land Size: 459 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
02/06/2021 - 01/06/2022: \$560,000

Comparable Properties

1 Heston St BROOKFIELD 3338 (VG)

Agent Comments

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Price: \$535,000
Method: Sale
Date: 11/01/2022
Property Type: House (Res)
Land Size: 490 sqm approx



6 Leuca Av BROOKFIELD 3338 (REI/VG)

Agent Comments

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Price: \$522,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 448 sqm approx



22 Fantail Way BROOKFIELD 3338 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 28/01/2022
Property Type: House (Res)
Land Size: 447 sqm approx