



## STATEMENT OF INFORMATION

Prepared on 13 Nov 2018

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

24 Brookfield Avenue Brookfield VIC 3338

5 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$589,000 & \$619,000

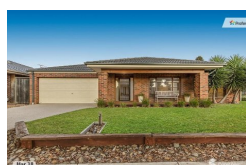
### Median Sale Price

\$475,000 Houses in Brookfield between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**2 Moonah Avenue Brookfield VIC 3338**

4 2 2

Sold Price

**\$581,000**

Sold Date

**11-Apr-18**

Distance

**0.27km**



**7 Harrowgate Court Brookfield VIC 3338**

6 3 2

Sold Price

**\$580,000**

Sold Date

**26-May-18**

Distance

**0.28km**



**11 Duster Court Brookfield VIC 3338**

4 2 2

Sold Price

**\$612,500**

Sold Date

**27-Mar-18**

Distance

**0.41km**

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