

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 VISCOSA ROAD BROOKFIELD VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$509,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

2/53 CARLYON CLOSE MELTON WEST VIC 3337	\$525,000	21-Sep-22
32 MARBLE DRIVE COBBLEBANK VIC 3338	\$530,000	07-Jun-22
18 FANTAIL WAY BROOKFIELD VIC 3338	\$510,000	25-May-22

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 6 months.

This Statement of Information was prepared on: 13 October 2022



2/53 CARLYON CLOSE MELTON WEST VIC 3337

3 2 1

Sold Price

RS **\$525,000** Sold Date **21-Sep-22**

Distance **2.29km**



32 MARBLE DRIVE COBBLEBANK VIC 3338

3 2 1

Sold Price

\$530,000 Sold Date **07-Jun-22**

Distance **4.54km**



18 FANTAIL WAY BROOKFIELD VIC 3338

3 2 1

Sold Price

\$510,000 Sold Date **25-May-22**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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