

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 203 Botanica Springs Boulevard, BROOKFIELD 3338

Indicative selling price

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

Range \$530,000 - \$550,000

Median sale price

Median **House** for **BROOKFIELD** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$445,000

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.

46 Fieldstone Way,
Brookfield 3338

Price **\$532,500** Sold 30 July 2019

115 Turpentine Road,
Brookfield 3338

Price **\$550,000** Sold 13 June 2019

52 Viscosa Road,
Brookfield 3338

Price **\$520,000** Sold 30 May 2019

This Statement of Information was prepared on 25th Oct 2019

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.

House

4 beds

2 baths

2 parking

**361 Degrees Real Estate
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Contact agents



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