

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Madison Drive Brookfield

Indicative selling price

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

Single price \$459,000 or range between &

Median sale price

Median price \$490,000 *House x *Unit Suburb Brookfield
Period - From Mar 2018 to Mar 2019 Source Core Logic / RP data

Comparable property sales

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
1 223 Botanica Springs boulevard	\$460,000	Aug 2018
2 12 Fairhaven Bvle Melton West	\$440,000	Sep 18
3 173 James Melrose Drive Brookfield	\$430,000	Sep 18

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 25 mar 20