# 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: 26 Stringybark Ave, Brookfield 3338

**Indicative selling price**

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

$469,000 or range between [ ] [ ]

Single price

**Median sale price**

Median price $410,000 *House x *Unit [ ] Suburb Brookfield

Period - May 2017 to Apr 2018 From Core Logic / RP data

Source

**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 37 Bangalay Drive Brookfield VIC 3338 | $470,000 | 14-Nov-17 |
| 2 209 Botanica Springs Boulevard Brookfield VIC 3338 | $485,000 | 18-Nov-17 |
| 3 73 Turpentine Road Brookfield VIC 3338 | $475,000 | 04-Dec-17 |

~~**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. Generated on 1 May 2018.