



## STATEMENT OF INFORMATION

31 BLUE GUM DRIVE, BROOKFIELD, VIC 3338

PREPARED BY JOSH ABDILLA , RED CREEK REAL ESTATE, PHONE: 0404361226

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 BLUE GUM DRIVE, BROOKFIELD, VIC**

 3  2  2

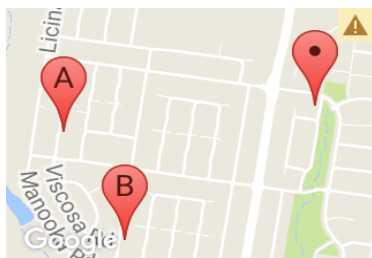
**Indicative Selling Price**

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

**Price Range: \$470,000 to \$510,000**

Provided by: Josh Abdilla , Red Creek Real Estate

## MEDIAN SALE PRICE



**BROOKFIELD, VIC, 3338**

**Suburb Median Sale Price (House)**

**\$415,000**

01 January 2017 to 31 December 2017

Provided by:  **pricerfinder**

## COMPARABLE PROPERTIES

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.



**50 VISCOSA RD, BROOKFIELD, VIC 3338**

 3  2  2

**Sale Price**

**\$490,000**

Sale Date: 04/11/2017

Distance from Property: 829m



**207 BOTANICA SPRINGS BVD, BROOKFIELD,**

 3  2  2

**Sale Price**

**\$505,000**

Sale Date: 03/10/2017

Distance from Property: 790m



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

31 BLUE GUM DRIVE, BROOKFIELD, VIC 3338

Indicative selling price

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

Price Range:

\$470,000 to \$510,000

Median sale price

Median price

\$415,000

House

X

Unit


Suburb

BROOKFIELD

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
50 VISCOSA RD, BROOKFIELD, VIC 3338	\$490,000	04/11/2017
207 BOTANICA SPRINGS BVD, BROOKFIELD, VIC 3338	\$505,000	03/10/2017