
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 **1 Phoenix Circuit Brookfield VIC 3338**

Indicative selling price

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

Single price **\$435,000**

Median sale price

Median price **\$390,000** House **x** Suburb **Brookfield**
Period - From **Nov 2016** to **Oct 2017** Source **Core Logic**

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Phoenix Circuit Brookfield VIC 3338	\$431,000	31-Oct-17
2 72 James Melrose Drive Brookfield VIC 3338	\$427,000	09-Aug-17
3 102 James Melrose Drive Brookfield VIC 3338	\$440,000	09-Nov-17

Property data source: Core Logic. Generated on 20 November 2017.
