

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

163 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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 SEDGE PLACE BROOKFIELD VIC 3338	\$592,000	23-Dec-21
44 VISCOSA ROAD BROOKFIELD VIC 3338	\$650,000	21-Apr-21
54 VISCOSA ROAD BROOKFIELD VIC 3338	\$595,000	11-Jul-21

OR

**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 6 months.~~

This Statement of Information was prepared on: 04 July 2022



**1 SEDGE PLACE BROOKFIELD VIC 3338**

Sold Price

**\$592,000**

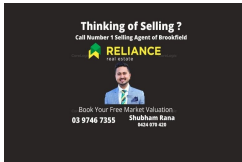
Sold Date

**23-Dec-21**

 3  2  2

Distance

**0.04km**



**44 VISCOSA ROAD BROOKFIELD VIC 3338**

Sold Price

**\$650,000**

Sold Date

**21-Apr-21**

 4  2  2

Distance

-



**54 VISCOSA ROAD BROOKFIELD VIC 3338**

Sold Price

**\$595,000**

Sold Date

**11-Jul-21**

 4  2  4

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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