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**STATEMENT OF INFORMATION**

Single residential property located  
in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 112 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)

Single price  or range between \$399,000 & \$429,000

**Median sale price**

Median price \$485,000 \*House ☒ \*Unit ☐ Suburb Brookfield  
Period - From 1 Jan 2018 to 31 Dec 2018 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 - 4 Milla Belle Place Brookfield VIC3338	\$418,000	15-Oct-18
2 - 36 Viscosa Road Brookfield VIC3338	\$380,000	16-Aug-18
3 - 17 Fantail Way Brookfield VIC 3338	\$407,000	28-Jul-18