

## 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

23 Rupertswood 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) (\*Delete single price or range as applicable)

Single Price

\$839,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$458,500

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2019

to

30 Jun 2020

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

5 Hildegard Court Brookfield VIC 3338	\$850,000	22-Jan-20
18 Rupertswood Drive Brookfield VIC 3338	\$780,000	05-May-20
20 Stableford Chase Harkness VIC 3337	\$780,000	30-Mar-20

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: 21 July 2020



**5 Hildegard Court Brookfield VIC 3338**

 6  3  3

Sold Price

**\$850,000**

Sold Date **22-Jan-20**

Distance **0.72km**



**18 Rupertswood Drive Brookfield VIC 3338**

 4  2  2

Sold Price

**\$780,000**

Sold Date **05-May-20**

Distance **0.09km**



**20 Stableford Chase Harkness VIC 3337**

 4  2  2

Sold Price

Sold Date **30-Mar-20**

Distance **3.5km**

RS = Recent sale

UN = Undisclosed Sale

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