

Statement of Information

Sections 47AF of the Estate Agents Act 1980

126 James Melrose Dr,
BROOKFIELD 3338

Indicative selling price

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

Range \$409,000 - \$449,000

Median sale price

Median **House** for **BROOKFIELD** for period **Apr 2018 - Mar 2019**
Sourced from **Pricefinder**.

\$485,000

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 the most comparable to the property for sale.

17 Wakesfield Drive,
Brookfield 3338

Price **\$461,000** Sold 03
January 2019

33 Banglay Drive,
Brookfield 3338

Price **\$465,000** Sold 11
February 2019

6 Carissa Drive,
Brookfield 3338

Price **\$485,500** Sold 19
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

361

**361 Degrees Real Estate
Melton**

307-309 High Street,
Melton VIC 3337

Contact agents



Anuj Narwal

03 879 75588
0410 120 588

anuj.narwal@361realestate.com.au



PA Director

03 879 75588
0410 120 588

sales.melton@361realestate.com.au

361