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	2 Bruthen Court Brookfield VIC 3338

Indicative selling price

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

~~Single Price~~		or range between	$479,000	&	$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	House	Suburb	Brookfield
Period-from	01 Oct 2018	to	30 Sep 2019	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 Dingley Place Melton West VIC 3337	$495,000	23-Jul-19
4 Heatherglade Place Melton West VIC 3337	$460,000	28-Jun-19
41 Palmerston Street Melton VIC 3337	$460,000	26-Aug-19

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: 30 October 2019

shane spiteri
M 0488980115
E sspiteri@ypa.com.au

5 Dingley Place Melton West VIC 3337

4 2 2

Sold Price **$495,000** Sold Date **23-Jul-19**

Distance **1.44km**

4 Heatherglade Place Melton West VIC 3337

5 2 2

Sold Price **$460,000** Sold Date **28-Jun-19**

Distance **1.51km**

41 Palmerston Street Melton VIC 3337

4 2 1

Sold Price RS **$460,000** Sold Date **26-Aug-19**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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