

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 61 Viscosa Road, Brookfield, VIC 3338

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$579,000

Property Type

House

Suburb

Brookfield (3338)

Period - From

01/01/2022

to

31/12/2022

Source

Pricefinder

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
178 BOTANICA SPRINGS BOULEVARD, BROOKFIELD VIC 3338	\$750,000	30/01/2023
30 NANTHA WAY, BROOKFIELD VIC 3338	\$670,000	03/09/2022
17 MANOOKA ROAD, BROOKFIELD VIC 3338	\$700,000	22/09/2022

This Statement of Information was prepared on: 28/02/2023