STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	**2 Phoenix Circuit Brookfield VIC 3338**

Indicative selling price

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

Single price	$429,000

Median sale price

Median price	$380,000	House	x	Suburb	Brookfield
Period - From	Sep-16	to	Aug-17	Source	Core Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 91 James Melrose Drive Brookfield VIC 3338	$420,000	10-Apr-17
2 72 James Melrose Drive Brookfield VIC 3338	$427,000	16-Aug-17
3 24 Forde Avenue Melton South VIC 3338	$422,000	08-Jul-17

Property data source: Core Logic. Generated on 28 September 2017.