

## 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

19 Aspera 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$252,500

Property type

Land

Suburb

Brookfield

Period-from

01 May 2019

to

30 Apr 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

7 Erskine Way Melton West VIC 3337	\$470,000	29-Jan-20
4 Phoenix Circuit Brookfield VIC 3338	\$470,000	20-Feb-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: 20 May 2020


**7 Erskine Way Melton West VIC 3337**
 4  2  3

Sold Price

**\$470,000**

Sold Date

**29-Jan-20**

Distance

**0.58km**

**4 Phoenix Circuit Brookfield VIC 3338**
 3  2  2

Sold Price

Sold Date

**20-Feb-20**

Distance

**1.92km**

RS = Recent sale

UN = Undisclosed Sale

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