

Chloe Tancredi  
P 9743 6400  
M 0427 376 047  
E chloet@ryderrealestate.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

17 Wakefields Drive Brookfield VIC 3338

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$489,000













## Median Sale Price

\$485,000 Houses in Brookfield between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>5 Jessie Place Brookfield VIC 3338</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>06-Jul-18</b>
	 4  2  2			Distance	<b>0.24km</b>
	<b>12 Kilmore Street Brookfield VIC 3338</b>	Sold Price	<b>\$485,000</b>	Sold Date	<b>24-Sep-18</b>
	 4  2  2			Distance	<b>1.61km</b>
	<b>16 Clare Street Brookfield VIC 3338</b>	Sold Price	<b>\$490,000</b>	Sold Date	<b>02-Jul-18</b>
	 4  2  2			Distance	<b>1.75km</b>

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