

# STATEMENT OF INFORMATION

39 VISCOSA ROAD, BROOKFIELD, VIC 3338

PREPARED BY ADEEL OBAID, BIGGIN & SCOTT MELTON

WE DELIVER...

**Biggin & Scott**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 VISCOSA ROAD, BROOKFIELD, VIC**

5 3 2

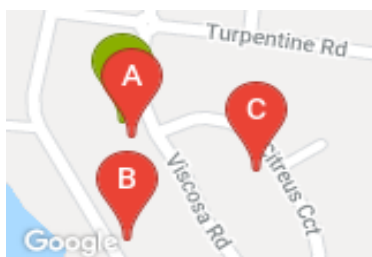
**Indicative Selling Price**

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

**Price Range:** **null**

Provided by: Adeel Obaid, Biggin & Scott Wyndham City

## MEDIAN SALE PRICE



**BROOKFIELD, VIC, 3338**

**Suburb Median Sale Price (House)**

**\$454,500**

01 October 2019 to 31 December 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**37 VISCOSA RD, BROOKFIELD, VIC 3338**

4 2 2

**Sale Price**

**\*\*\$415,000**

Sale Date: 16/01/2020

Distance from Property: 14m



**66 MANOOKA RD, BROOKFIELD, VIC 3338**

4 2 4

**Sale Price**

**\$535,000**

Sale Date: 29/12/2019

Distance from Property: 106m



**8 CITREUS CCT, BROOKFIELD, VIC 3338**

4 2 2

**Sale Price**

**\$482,500**

Sale Date: 31/08/2019

Distance from Property: 117m



This report has been compiled on 07/02/2020 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

39 VISCOSA ROAD, BROOKFIELD, VIC 3338

### Indicative selling price

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

Price Range:

### Median sale price

Median price

\$454,500

Property type

House

Suburb

BROOKFIELD

Period

01 October 2019 to 31 December 2019

Source

 pricefinder

### 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

37 VISCOSA RD, BROOKFIELD, VIC 3338	**\$415,000	16/01/2020
66 MANOOKA RD, BROOKFIELD, VIC 3338	\$535,000	29/12/2019
8 CITREUS CCT, BROOKFIELD, VIC 3338	\$482,500	31/08/2019

This Statement of Information was prepared on:

07/02/2020