



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**30 wakefields drive,
BROOKFIELD 3338**

Indicative selling price

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

Range \$450,000 - \$475,000

Median sale price

Median **House** for **BROOKFIELD** for period **Oct 2018 - Sep 2019**

Sourced from **corelogic**.

\$461,000

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 the most comparable to the property for sale.

18 Triandra Drive,
Brookfield 3338

Price **\$485,000** Sold 22 July
2019

8 Citreus Circuit,
Brookfield 3338

Price **\$482,500** Sold 13
September 2019

2 Sandstock Place,
Brookfield 3338

Price **\$465,000** Sold 21
August 2019

This Statement of Information was prepared on 29th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from corelogic.

YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,
Derrimut VIC 3030

Contact agents



Neeru Vimal

03 8390 0699

0404 250 723

neeruv@ypa.com.au



Safwat Ali

0403 035 992

safwat@ypa.com.au

