

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

198 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$799,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2022

to

31 Dec 2022

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

12 RUNNYMEADE LANE BROOKFIELD VIC 3338	\$850,000	17-Aug-22
29 HAYWOOD GROVE MELTON WEST VIC 3337	\$810,000	25-Nov-22
6 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$835,000	06-Oct-22

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: 17 January 2023



**12 RUNNYMEADE LANE
BROOKFIELD VIC 3338**

3 3 2

Sold Price **\$850,000** Sold Date **17-Aug-22**

Distance **1.07km**



**29 HAYWOOD GROVE MELTON
WEST VIC 3337**

5 2 4

Sold Price ^{RS} **\$810,000** Sold Date **25-Nov-22**

Distance **1.45km**



**6 GOLDEN WATTLE WAY
HARKNESS VIC 3337**

4 2 2

Sold Price **\$835,000** Sold Date **06-Oct-22**

Distance **4.79km**

RS = Recent sale

UN = Undisclosed Sale

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