

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Crestwood Way 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

*House

X

*Unit

Suburb

Brookfield

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

12 Wakefields Drive Brookfield VIC 3338

\$460,000

08-Nov-18

17 Wakefields Drive Brookfield VIC 3338

\$461,000

03-Jan-19

33 Bangalay Drive Brookfield VIC 3338

\$465,000

11-Feb-19

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 six months.~~

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12 Wakefields Drive Brookfield VIC 3338

Sold Price

\$460,000

Sold Date

08-Nov-18



3



2



2

Distance

0.2km



17 Wakefields Drive Brookfield VIC 3338

Sold Price

\$461,000

Sold Date

03-Jan-19



4



2



2

Distance

0.26km



33 Bangalay Drive Brookfield VIC 3338

Sold Price

^{RS} **\$465,000**

Sold Date

11-Feb-19



4



2



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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