
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 173 James Melrose Drive Brookfield VIC 3338

Indicative selling price

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

Single price N/A or range between \$429,000 & \$469,000

Median sale price

Median price \$442,000 *House X *Unit Suburb Brookfield
Period - From Jul 2017 to Jun 2018 Source Core Logic / RP data

Comparable property sales

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
172 James Melrose Drive Brookfield VIC 3338	\$438,000	31-Jan-18
30 Kilmore Street Brookfield VIC 3338	\$460,000	25-Jan-18
38 Botanica Springs Boulevard Brookfield VIC 3338	\$461,700	22-Jun-18