

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

1 SANDSTOCK PLACE 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

\$509,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2021

to

31 Jul 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

11 SPLIT ROCK DRIVE BROOKFIELD VIC 3338	\$522,000	13-Aug-22
1 SHERWOOD PLACE MELTON WEST VIC 3337	\$560,000	22-Jun-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: 29 August 2022



11 SPLIT ROCK DRIVE BROOKFIELD VIC 3338 Sold Price ^{RS} **\$522,000** ^{UN} Sold Date **13-Aug-22**

 3  2  2

Distance **0.15km**

1 SHERWOOD PLACE MELTON WEST VIC 3337 Sold Price **\$560,000** Sold Date **22-Jun-22**

 3  2  2

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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