

## 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

22 SUMAC STREET BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,500

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2024

to

28 Feb 2025

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

90 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$640,000	29-Jan-25
11 LEYANA CRESCENT BROOKFIELD VIC 3338	\$652,500	25-Sep-24
715 HIGH STREET MELTON WEST VIC 3337	\$650,000	27-Nov-24

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 March 2025



**90 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

 4  2  2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**29-Jan-25**

Distance

**0.85km**



**11 LEYANA CRESCENT  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

**\$652,500**

Sold Date

**25-Sep-24**

Distance

**0.46km**



**715 HIGH STREET MELTON WEST  
VIC 3337**

 4  2  2

Sold Price

**\$650,000**

Sold Date

**27-Nov-24**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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