



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

189 Botanica Springs Boulevard, Brookfield, VIC 3338

INDICATIVE SELLING PRICE

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

Range Between \$500,000 & \$540,000

MEDIAN SALE PRICE

Median price \$451,000 | House | Brookfield (3338)

Period - From 16 November 2017 to 16 May 2018 | Source - Brookfield

COMPARABLE PROPERTY SALES

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 RIVERINA BOULEVARD, BROOKFIELD VIC 3338	\$500,000	26/04/2018
25 BANGALAY DRIVE, BROOKFIELD VIC 3338	\$510,000	13/04/2018
10 FAIRCROFT DRIVE, BROOKFIELD VIC 3338	\$519,200	11/04/2018