



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

1 FESCUE PLACE, Brookfield, VIC 3338

INDICATIVE SELLING PRICE

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

Range Between \$470,000 & \$490,000

MEDIAN SALE PRICE

Median price \$380,000 | House | Brookfield (3338)

Period - From 1 December 2017 to 7 February 2018 | Source - realestate.com.au

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
24 CLARE STREET, BROOKFIELD VIC 3338	\$405,000	20/01/2018
11 DESERT GUM WAY, BROOKFIELD VIC 3338	\$485,000	02/02/2018
7 SPLIT ROCK DRIVE, BROOKFIELD VIC 3338	\$460,000	25/12/2017