

## 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

18 ACUMIN STREET BROOKFIELD VIC 3338

### Indicative selling price

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

Single-Price

or range  
between

\$489,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2022

to

31 Mar 2023

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

6 VISCOSA ROAD BROOKFIELD VIC 3338	\$520,000	31-Oct-22
2/87 BLACK DOG DRIVE BROOKFIELD VIC 3338	\$510,000	25-Oct-22
1 WATERCRESS PLACE BROOKFIELD VIC 3338	\$515,000	25-Feb-23

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: 13 April 2023

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**6 VISCOSA ROAD BROOKFIELD  
 VIC 3338**

 3  2  1

Sold Price **\$520,000** Sold Date **31-Oct-22**

Distance **0.39km**



**2/87 BLACK DOG DRIVE  
 BROOKFIELD VIC 3338**

 4  2  1

Sold Price **\$510,000** Sold Date **25-Oct-22**

Distance **1.14km**



**1 WATERCRESS PLACE  
 BROOKFIELD VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$515,000** Sold Date **25-Feb-23**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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