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	4 Nicholas 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	$599,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Brookfield
Period-from	01 Feb 2020	to	31 Jan 2021	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
2 Nicholas Place Brookfield VIC 3338	$600,000	17-Oct-20
5 Liberty Court Brookfield VIC 3338	$600,000	26-Oct-20
11 Stretton Drive Brookfield VIC 3338	$665,000	18-Jan-21

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: 05 February 2021

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2 Nicholas Place Brookfield VIC 3338

4 2 2

Sold Price **$600,000** Sold Date **17-Oct-20**

Distance **0.04km**



5 Liberty Court Brookfield VIC 3338

3 2 2

Sold Price Sold Date **26-Oct-20**

Distance **0.06km**



11 Stretton Drive Brookfield VIC 3338

4 2 2

Sold Price RS **$665,000** Sold Date **18-Jan-21**

Distance **0.35km**

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

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