

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

10 Acumin Street 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2020

to

31 Oct 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

12 Acumin Street Brookfield VIC 3338	\$470,000	04-Aug-21
6 Acumin Street Brookfield VIC 3338	\$470,000	09-Oct-21
5 Leuca Avenue Brookfield VIC 3338	\$481,000	04-Jun-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: 24 November 2021

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12 Acumin Street Brookfield VIC 3338

4 beds 2 baths 1 car

Sold Price **\$470,000** Sold Date **04-Aug-21**

Distance **0.01km**



6 Acumin Street Brookfield VIC 3338

4 beds 2 baths 1 car

Sold Price

Sold Date **09-Oct-21**

Distance **0.02km**



5 Leuca Avenue Brookfield VIC 3338

4 beds 2 baths 2 cars

Sold Price

\$481,000 Sold Date **04-Jun-21**

Distance **0.07km**

5 Leuca Avenue Brookfield

Floor Plan

RS = Recent sale UN = Undisclosed Sale

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