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	2 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	$559,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$472,500	Property type	House	Suburb	Brookfield
Period-from	01 Oct 2019	to	30 Sep 2020	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
7 Glenbrook Gardens Brookfield VIC 3338	$600,000	25-May-20
3 Blueleaf Place Brookfield VIC 3338	$560,000	01-Aug-20
1 Pandra Place Brookfield VIC 3338	$564,000	30-Jul-20

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: 09 October 2020

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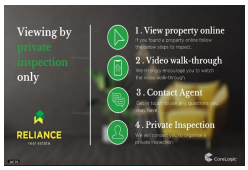
7 Glenbrook Gardens Brookfield VIC 3338

6 3 2

Sold Price **$600,000** Sold Date **25-May-20**

Distance **0.71km**



3 Blueleaf Place Brookfield VIC 3338

4 2 2

Sold Price **$560,000** Sold Date **01-Aug-20**

Distance **1.3km**

1 Pandra Place Brookfield VIC 3338

4 2 2

Sold Price **$564,000** Sold Date **30-Jul-20**

Distance **1.49km**

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

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