

## 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

111 Botanica Springs Boulevard 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

\$599,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2021

to

28 Feb 2022

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

44 Pinrush Road Brookfield VIC 3338	\$607,700	15-Nov-21
150 Clarkes Road Brookfield VIC 3338	\$640,000	06-Jan-22
166 Clarkes Road Brookfield VIC 3338	\$635,000	05-Oct-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: 02 March 2022



**44 Pinrush Road Brookfield VIC 3338**

 4  2  2

Sold Price **\$607,700** Sold Date **15-Nov-21**

Distance **0.23km**



**150 Clarkes Road Brookfield VIC 3338**

 4  2  2

Sold Price **\$640,000** Sold Date **06-Jan-22**

Distance **0.24km**



**166 Clarkes Road Brookfield VIC 3338**

 4  2  2

Sold Price **\$635,000** Sold Date **05-Oct-21**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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