

## 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

12 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

\$459,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2020

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 14 Triandra Drive Brookfield VIC 3338 | \$470,000 | 12-Mar-21 |
| 1 Fescue Place Brookfield VIC 3338    | \$460,000 | 06-Mar-21 |
| 1 Hakea Place Brookfield VIC 3338     | \$475,000 | 13-May-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: 13 July 2021



**14 Triandra Drive Brookfield VIC 3338**

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Sold Price

**\$470,000**

Sold Date

**12-Mar-21**

Distance

**0.25km**



**1 Fescue Place Brookfield VIC 3338**

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Sold Price

**\$460,000**

Sold Date

**06-Mar-21**

Distance

**0.31km**



**1 Hakea Place Brookfield VIC 3338**

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Sold Price

**\$475,000**

Sold Date

**13-May-21**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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