

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

16 COTTON FIELD WAY 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

\$499,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2021

to

30 Jun 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

| | | |
|---------------------------------------|-----------|-----------|
| 18 PITTOS AVENUE BROOKFIELD VIC 3338 | \$540,000 | 12-May-22 |
| 53 KILMORE STREET BROOKFIELD VIC 3338 | \$542,000 | 21-Apr-22 |
| 7 ERSKINE WAY MELTON WEST VIC 3337 | \$550,000 | 07-May-22 |

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: 01 July 2022

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**18 PITTOS AVENUE BROOKFIELD
VIC 3338**

Sold Price

^{RS}

\$540,000

Sold Date

12-May-22

 4  2  2

Distance

1.17km



**53 KILMORE STREET BROOKFIELD
VIC 3338**

Sold Price

\$542,000

Sold Date

21-Apr-22

 4  2  2

Distance

1.85km



**7 ERSKINE WAY MELTON WEST
VIC 3337**

Sold Price

\$550,000

Sold Date

07-May-22

 4  2  2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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