

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

52 James Melrose Drive 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2020

to

31 Jul 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

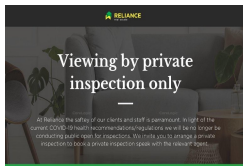
4 Phoenix Circuit Brookfield VIC 3338	\$470,000	20-Feb-20
48 James Melrose Drive Brookfield VIC 3338	\$480,000	01-Apr-21
13 Phoenix Circuit Brookfield VIC 3338	\$485,000	03-Aug-21

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.~~

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4 Phoenix Circuit Brookfield VIC 3338

Sold Price **\$470,000** Sold Date **20-Feb-20**

3 2 2

Distance **0.03km**



48 James Melrose Drive Brookfield VIC 3338

Sold Price **\$480,000** Sold Date **01-Apr-21**

3 2 2

Distance **0.03km**



13 Phoenix Circuit Brookfield VIC 3338

Sold Price ^{RS} **\$485,000** Sold Date **03-Aug-21**

4 2 2

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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