

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 59 Stanley Crescent, Brookfield VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$529,000 or range between &

### Median sale price

Median price 465,000 \*House x \*Unit Suburb BROOKFIELD VIC 3338  
Period - From Feb 19 to Aug 19 Source Core Logic / RP data

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1 19 Bunya Drive, Brookfield	\$500,000	4/04/19
2 11 Bluegum Drive, Brookfield	\$505,000	2/07/19
3 8 Fleetwood Circuit, Melton West	\$520,000	19/07/19

**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 six months.

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 30 April 2017.