

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 76 Botanica, BROOKFIELD 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$450,000 - \$470,000

Median sale price

Median **House** for **BROOKFIELD** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$422,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

22 Citronelle Cct,
Brookfield 3338

Price **\$425,000** Sold 10
September 2019

15 John Batman Dr,
Melton West 3337

Price **\$462,000** Sold 24
September 2019

4 Moonah Ave,
Brookfield 3338

Price **\$380,000** Sold 25
September 2019

This Statement of Information was prepared on 31st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

Biggin & Scott Melton

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Contact agents



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