



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**31 Cahill Drive,  
BROOKFIELD 3338**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$580,000 - \$590,000**

### Median sale price

Median **House** for **BROOKFIELD** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$440,000**

### 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.

**2 KARRI CRT,  
BROOKFIELD 3338**

Price **\$589,000** Sold 29  
August 2019

**6 MOONAH AVE,  
BROOKFIELD 3338**

Price **\$570,000** Sold 19  
August 2019

**195 BOTANICA SP,  
BROOKFIELD 3338**

Price **\$562,000** Sold 18  
March 2019

This Statement of Information was prepared on 3rd 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.

### Ray White Hoppers Crossing

Level 1, 255 Old Geelong Road,  
Hoppers Crossing VIC 3029

### Contact agents

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**RayWhite**