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	76 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	$289,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$267,000	Property type	Land	Suburb	Brookfield
Period-from	01 Jul 2019	to	30 Jun 2020	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
12 Canterbury Circuit Melton South VIC 3338	$285,000	08-Jul-20
7 Blueleaf Place Brookfield VIC 3338	$282,000	23-Apr-20
75 Black Dog Drive Brookfield VIC 3338	$315,000	18-Feb-20

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: 23 July 2020

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12 Canterbury Circuit Melton South VIC 3338

- - -

Sold Price RS **$285,000** UN

Sold Date **08-Jul-20**

Distance **0.27km**



7 Blueleaf Place Brookfield VIC 3338

4 3 -

Sold Price **$282,000**

Sold Date **23-Apr-20**

Distance **1.65km**



75 Black Dog Drive Brookfield VIC 3338

- - -

Sold Price **$315,000**

Sold Date **18-Feb-20**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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