

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 21 Nantha way 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 \$*550000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$477,500 *House x *Unit Suburb HARKNESS 3337

Period - From 01/6/2019 to 29/5/2019 Source Real estate.COM.AU

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 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
1 115 turpentine rd Brookfield vic 3338	\$ 550000	26 june 2019
2 2 correa place Brookfield vic 3338	\$ 550000	04/04/2019
3 74 Manooka rd Brookfield vic 3338	\$ 551000	12 Jan 2019

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 six months.