

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

196 Aspera Drive, Brookfield, VIC 3338

INDICATIVE SELLING PRICE

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

Single Price \$489,000

MEDIAN SALE PRICE

Median price \$450,000 | House | Brookfield (3338)

Period - From 1 July 2017 to 1 August 2017 | Source - client

COMPARABLE PROPERTY SALES

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
118 BOTANICA SPRINGS BVD, BROOKFIELD VIC 3338	\$530,000	10/05/2017
13 LAM WAY, BROOKFIELD VIC 3338	\$460,000	03/07/2017
14 DESERT GUM WAY, BROOKFIELD VIC 3338	\$505,000	04/05/2017