



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 65 James Melrose Drive, BROOKFIELD 3338

### Indicative selling price

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

**Range \$450,000 - \$480,000**

### Median sale price

Median **House** for **BROOKFIELD** for period **Nov 2018 - May 2018**

Sourced from **Pricefinder**.

**\$485,000**

### 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.

**22 SALT BUSH CRESCENT,**  
BROOKFIELD 3338

Price **\$480,000** Sold 27  
March 2018

**31 BLUE GUM DRIVE,**  
BROOKFIELD 3338

Price **\$475,000** Sold 12  
March 2018

**73 TURPENTINE ROAD,**  
BROOKFIELD 3338

Price **\$475,000** Sold 04  
December 2017

### 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 St Albans

308 Main Road East,  
St Albans VIC 3021

### Contact agents



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**RayWhite**