



# STATEMENT OF INFORMATION

11 COTTON FIELD WAY, BROOKFIELD, VIC-3338

PREPARED BY PRESTIGE GROUP REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 COTTON FIELD WAY, BROOKFIELD,**

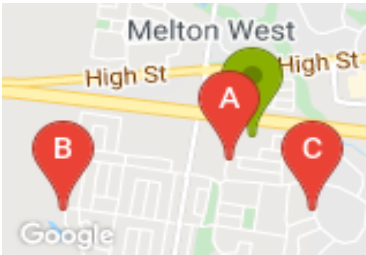
 4  2  2

**Indicative Selling Price**

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

**Price Range: \$480,000 to \$500,000**

## MEDIAN SALE PRICE



**BROOKFIELD, VIC, 3338**

**Suburb Median Sale Price (House)**

**\$481,250**

01 January 2020 to 31 December 2020

Provided by: 

## COMPARABLE PROPERTIES

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.



**16 ASPERA DR, BROOKFIELD, VIC 3338**

 4  2  2

**Sale Price**

**\*\$500,000**

Sale Date: 24/11/2020

Distance from Property: 222m



**85 MANOOKA RD, BROOKFIELD, VIC 3338**

 4  2  2

**Sale Price**

**\$500,000**

Sale Date: 07/11/2020

Distance from Property: 1.4km



**53 STANLEY CRES, BROOKFIELD, VIC 3338**

 4  2  2

**Sale Price**

**\$475,000**

Sale Date: 16/10/2020

Distance from Property: 658m



This report has been compiled on 15/01/2021 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

11 COTTON FIELD WAY, BROOKFIELD, VIC 3338

### Indicative selling price

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

Price Range: \$480,000 to \$500,000


### Median sale price

Median price: \$481,250

Property type: House

Suburb: BROOKFIELD

Period: 01 January 2020 to 31 December 2020

Source: 

### 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
16 ASPERA DR, BROOKFIELD, VIC 3338	*\$500,000	24/11/2020
85 MANOOKA RD, BROOKFIELD, VIC 3338	\$500,000	07/11/2020
53 STANLEY CRES, BROOKFIELD, VIC 3338	\$475,000	16/10/2020

This Statement of Information was prepared on: 15/01/2021