

## 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

61 SUMAC STREET BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2023

to

31 Mar 2024

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

5 FAIRCROFT DRIVE BROOKFIELD VIC 3338	\$480,000	23-Sep-23
2/21 COTTON FIELD WAY BROOKFIELD VIC 3338	\$480,000	18-Aug-22
17 TRIANDRA DRIVE BROOKFIELD VIC 3338	\$450,000	11-Dec-23

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.~~

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**5 FAIRCROFT DRIVE BROOKFIELD VIC 3338** Sold Price **\$480,000** Sold Date **23-Sep-23**

3 2 1

Distance **0.95km**



**2/21 COTTON FIELD WAY BROOKFIELD VIC 3338** Sold Price Sold Date **18-Aug-22**

3 2 1

Distance **0.64km**



**17 TRIANDRA DRIVE BROOKFIELD VIC 3338** Sold Price **\$450,000** Sold Date **11-Dec-23**

3 2 1

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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