

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**76 MANOOKA ROAD, BROOKFIELD, VIC**

 4  2  2

Indicative Selling Price

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

Price Range: **\$649,000 to \$690,000**

Provided by: Paras Singh, LJ Hooker Melton

## MEDIAN SALE PRICE



**BROOKFIELD, VIC, 3338**

Suburb Median Sale Price (House)

**\$565,000**

01 July 2023 to 30 June 2024

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.



**100 SUMAC ST, BROOKFIELD, VIC 3338**

 4  2  2

Sale Price

**\*\$614,000**

Sale Date: 28/06/2024

Distance from Property: 692m



**72 COTTON FIELD WAY, BROOKFIELD, VIC**

 4  2  2

Sale Price

**\*\$606,000**

Sale Date: 24/06/2024

Distance from Property: 1km



**45 VISCOSA RD, BROOKFIELD, VIC 3338**

 4  2  2

Sale Price

**\$568,000**

Sale Date: 24/04/2024

Distance from Property: 81m



This report has been compiled on 02/07/2024 by LJ Hooker Melton. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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