

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 MANOOKA ROAD, BROOKFIELD, VIC







Indicative Selling Price

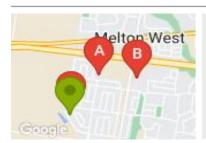
For the meaning of this price see consumer.vic.au/underquoting

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: pricefinder

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







Sale Price

*\$614,000

Sale Date: 28/06/2024

Distance from Property: 692m





72 COTTON FIELD WAY, BROOKFIELD, VIC







Sale Price

*\$606,000

Sale Date: 24/06/2024

Distance from Property: 1km





45 VISCOSA RD, BROOKFIELD, VIC 3338







Sale Price

\$568.000

Sale Date: 24/04/2024

Distance from Property: 81m

