

# 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

7 Hungerford Drive, 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 \$ 620,000 & \$ 650,000

### Median sale price

Median price \$ 542,000 Property type **House** Suburb Brookfield

Period - From 01/06/2020 to 31/05/2021 Source PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometers 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
23 Campaspe Crescent Brookfield VIC 3338	\$640,000	28/09/2021
22 Indigo Square Brookfield VIC 3338	\$635,000	08/10/2021
8 Hungerford Drive Brookfield VIC 3338	\$645,000	10/08/2020

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/10/2021