

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

1 HAWKBIT PLACE BROOKFIELD VIC 3338

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2023

to

31 Dec 2023

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

3 SALTBUSH CRESCENT BROOKFIELD VIC 3338	\$625,000	07-Oct-23
29 BANGALAY DRIVE BROOKFIELD VIC 3338	\$602,000	15-Jun-23
38 MANOOKA ROAD BROOKFIELD VIC 3338	\$655,000	04-Apr-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.~~

This Statement of Information was prepared on: 11 January 2024

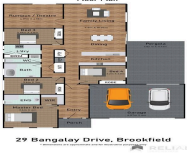


**3 SALTBUSH CRESCENT
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$625,000** Sold Date **07-Oct-23**

Distance **0.12km**



**29 BANGALAY DRIVE
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$602,000** Sold Date **15-Jun-23**

Distance **0.16km**



**38 MANOOKA ROAD BROOKFIELD
VIC 3338**

 4  2  2

Sold Price **\$655,000** Sold Date **04-Apr-23**

Distance **0.28km**



**17 DESERT GUM WAY
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$610,000** Sold Date **30-Apr-23**

Distance **0.34km**



**60 MANOOKA ROAD BROOKFIELD
VIC 3338**

 4  2  2

Sold Price **\$580,000** Sold Date **10-May-23**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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