

## 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

27 PINRUSH ROAD 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

\$549,000

&

\$599,000

### 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

15 LEYANA CRESCENT BROOKFIELD VIC 3338	\$575,000	12-Dec-23
22 LEYANA CRESCENT BROOKFIELD VIC 3338	\$586,000	11-Jan-24
3 LOTUS PLACE BROOKFIELD VIC 3338	\$592,000	03-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.~~

This Statement of Information was prepared on: 17 January 2024



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**15 LEYANA CRESCENT  
 BROOKFIELD VIC 3338**

4 2 2

Sold Price <sup>RS</sup> **\$575,000** Sold Date **12-Dec-23**

Distance **0.33km**



**22 LEYANA CRESCENT  
 BROOKFIELD VIC 3338**

4 2 2

Sold Price <sup>RS</sup> **\$586,000** Sold Date **11-Jan-24**

Distance **0.36km**



**3 LOTUS PLACE BROOKFIELD VIC  
 3338**

4 2 2

Sold Price <sup>RS</sup> **\$592,000** Sold Date **03-Dec-23**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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