

# 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

29 Citreus Circuit, Brookfield, Vic 3338


### Indicative selling price

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

range between \$699,000 & \$749,000

### Median sale price

Median price \$578,750 Property type House Suburb Brookfield

Period - From 01/03/2024 to 31/05/2024 Source  PropTrack

### 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 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
194 Clarkes Road, Brookfield, VIC 3338	\$730,000	10/05/2024
19 Carissa Road, Brookfield, VIC 3338	\$720,000	22/01/2024
712 High Street, Melton West, VIC 3337	\$770,000	13/12/2023

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 six months.~~

This Statement of Information was prepared on: 11/06/2024