

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

3 BROOKFIELD AVENUE 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2023

to

29 Feb 2024

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

9 BURRAWANG CLOSE BROOKFIELD VIC 3338	\$577,500	15-Mar-24
8 DIANELLA COURT BROOKFIELD VIC 3338	\$570,000	26-Feb-24
12 MAPLE EDGE WAY BROOKFIELD VIC 3338	\$580,000	13-Jul-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: 27 March 2024



**9 BURRAWANG CLOSE
BROOKFIELD VIC 3338**

3 2 2

Sold Price ^{RS} **\$577,500** Sold Date **15-Mar-24**

Distance **0.49km**

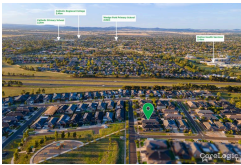


**8 DIANELLA COURT BROOKFIELD
VIC 3338**

3 2 4

Sold Price ^{RS} **\$570,000** Sold Date **26-Feb-24**

Distance **0.79km**



**12 MAPLE EDGE WAY
BROOKFIELD VIC 3338**

3 2 2

Sold Price **\$580,000** Sold Date **13-Jul-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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