

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

4 GOSSE CRESCENT 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2023

to

31 Jan 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

4 HINKLER CRESCENT BROOKFIELD VIC 3338	\$520,000	20-Aug-23
24 CLARICE CRESCENT BROOKFIELD VIC 3338	\$530,000	13-Oct-23
108 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$555,000	12-Nov-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: 20 February 2024



**4 HINKLER CRESCENT
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$520,000** Sold Date **20-Aug-23**

Distance **0.08km**



**24 CLARICE CRESCENT
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$530,000** Sold Date **13-Oct-23**

Distance **0.15km**



**108 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$555,000** Sold Date **12-Nov-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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