

## 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 LIBERTY COURT 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

\$579,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2023

to

31 Mar 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

2 FIELDSTONE WAY BROOKFIELD VIC 3338	\$605,000	20-Nov-23
8 DIANELLA COURT BROOKFIELD VIC 3338	\$570,000	26-Feb-24
9 COTTON FIELD WAY BROOKFIELD VIC 3338	\$580,000	02-Feb-24

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: 18 April 2024

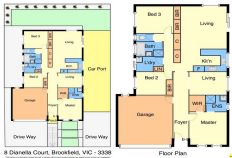


**2 FIELDSTONE WAY BROOKFIELD VIC 3338**

4 2 2

Sold Price <sup>RS</sup> **\$605,000** <sup>UN</sup> Sold Date **20-Nov-23**

Distance **0.37km**



**8 DIANELLA COURT BROOKFIELD VIC 3338**

3 2 4

Sold Price <sup>RS</sup> **\$570,000** Sold Date **26-Feb-24**

Distance **0.37km**



**9 COTTON FIELD WAY BROOKFIELD VIC 3338**

3 2 -

Sold Price **\$580,000** Sold Date **02-Feb-24**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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