

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 STIPA PLACE 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2023

to

30 Apr 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

5 TWIGRUSH PLACE BROOKFIELD VIC 3338	\$551,500	08-May-24
19 STRINGYBARK AVENUE BROOKFIELD VIC 3338	\$562,000	22-Dec-23
4 LIBERTY COURT BROOKFIELD VIC 3338	\$599,999	01-May-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: 14 May 2024

AJ jhanji
P 03 9746 6000
M 0406969737
E aj@barryplant.com.au



**5 TWIGRUSH PLACE BROOKFIELD
VIC 3338**

 3  2  2

Sold Price

^{RS} **\$551,500** Sold Date **08-May-24**

Distance **0.33km**



**19 STRINGYBARK AVENUE
BROOKFIELD VIC 3338**

 3  2  2

Sold Price

\$562,000 Sold Date **22-Dec-23**

Distance **0.48km**



**4 LIBERTY COURT BROOKFIELD
VIC 3338**

 3  2  2

Sold Price

^{RS} **\$599,999** Sold Date **01-May-24**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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