

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

5 TWIGRUSH 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

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

9 WAKEFIELDS DRIVE BROOKFIELD VIC 3338	\$495,000	23-Feb-24
47 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338	\$510,000	28-Feb-24
80 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338	\$510,000	08-Jan-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: 03 April 2024



**9 WAKEFIELDS DRIVE
 BROOKFIELD VIC 3338**

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Sold Price ^{RS} **\$495,000** Sold Date **23-Feb-24**

Distance **0.85km**



**47 BARLEYGRASS CRESCENT
 BROOKFIELD VIC 3338**

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Sold Price ^{RS} **\$510,000** Sold Date **28-Feb-24**

Distance **0.06km**



**80 BARLEYGRASS CRESCENT
 BROOKFIELD VIC 3338**

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Sold Price **\$510,000** Sold Date **08-Jan-24**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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