

## 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

8 RITA CRESCENT 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

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Brookfield

Period-from

01 Jun 2023

to

31 May 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

8 RITA CRESCENT BROOKFIELD VIC 3338	\$340,200	09-Feb-24
14 RITA CRESCENT BROOKFIELD VIC 3338	\$340,200	09-Feb-24
23 MCCULLOCH STREET MELTON SOUTH VIC 3338	\$390,000	27-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: 13 June 2024



# RELIANCE

real estate

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**8 RITA CRESCENT BROOKFIELD  
VIC 3338**

Sold Price

**\$340,200**

Sold Date **09-Feb-24**

- - -

Distance

**0km**



**14 RITA CRESCENT BROOKFIELD  
VIC 3338**

Sold Price

Sold Date **09-Feb-24**

- - -

Distance

**0.04km**



**23 MCCULLOCH STREET MELTON  
SOUTH VIC 3338**

Sold Price

**\$390,000**

Sold Date **27-Jan-24**

- - -

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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