

## 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

23 STANLEY CRESCENT BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

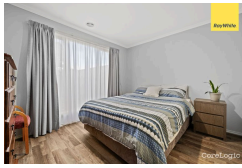
Date of sale

2/53 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$425,000	28-Aug-24
5/43 ACACIA CRESCENT MELTON SOUTH VIC 3338	\$410,000	22-Jul-24
1/162 EXFORD ROAD MELTON SOUTH VIC 3338	\$430,000	10-Oct-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: 11 October 2024



**2/53 RATHDOWNE CIRCUIT  
MELTON WEST VIC 3337**

 3  2  1

Sold Price **\$425,000** Sold Date **28-Aug-24**

Distance **2.43km**



**5/43 ACACIA CRESCENT MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price **\$410,000** Sold Date **22-Jul-24**

Distance **1.04km**



**1/162 EXFORD ROAD MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **10-Oct-24**

Distance **2.7km**

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

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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