

## 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

24 CLARICE 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,000

Property type

House

Suburb

Brookfield

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 15 LORES DRIVE BROOKFIELD VIC 3338          | \$530,000 | 18-Jul-23 |
| 14 GOSSE CRESCENT BROOKFIELD VIC 3338       | \$542,000 | 30-Mar-23 |
| 114 JAMES MELROSE DRIVE BROOKFIELD VIC 3338 | \$526,500 | 09-Jun-23 |

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.~~

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Ashwin Sharma  
P 03 9514 8835  
M 0420 599 757  
E ashwin.sharma@little.com.au



**15 LORES DRIVE BROOKFIELD VIC 3338**

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**18-Jul-23**

4 2 2

Distance

**0.07km**



**14 GOSSE CRESCENT BROOKFIELD VIC 3338**

Sold Price

**\$542,000**

Sold Date

**30-Mar-23**

4 2 2

Distance

**0.11km**



**114 JAMES MELROSE DRIVE  
BROOKFIELD VIC 3338**

Sold Price

**\$526,500**

Sold Date

**09-Jun-23**

4 2 2

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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