Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 29 Citreus Circuit, Brookfield, VIC 3338 \$740,000 14/08/2024 23 Citreus Circuit, Brookfield, VIC 3338 \$750,000 19/08/2024 194 Clarkes Road, Brookfield, VIC 3338 \$730,000 29/04/2024	Property offered for s	ale				
range between \$699,000 & \$749,000 Median sale price Median price \$522,000 Property type House Suburb Brookfield Period - From 01/07/2024 to 30/09/2024 Source PropTrack 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 six 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 29 Citreus Circuit, Brookfield, VIC 3338 \$740,000 14/08/2024 23 Citreus Circuit, Brookfield, VIC 3338 \$750,000 19/08/2024 194 Clarkes Road, Brookfield, VIC 3338 \$730,000 29/04/2024 The estate agent or agent's representative reasonably believes that fewer than three somparable properties were seld within two kilometres of the property for sale in the last six months that the state agent or agent's representative reasonably believes that fewer than three somparable properties were seld within two kilometres of the property for sale in the last six months.	Including suburb and	1 10 Prahn Court, Bro	okfield, Vic 3338			
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