

## 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

37 BROOKFIELD AVENUE 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

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Sep 2023

to

31 Aug 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

2/3 DRYSDALE PLACE BROOKFIELD VIC 3338	\$560,000	05-Jul-24
21 FIELDSTONE WAY BROOKFIELD VIC 3338	\$512,000	06-Sep-24
36 WAKEFIELDS DRIVE BROOKFIELD VIC 3338	\$535,000	04-Jul-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: 09 September 2024



**2/3 DRYSDALE PLACE  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **05-Jul-24**

Distance **0.06km**



**21 FIELDSTONE WAY BROOKFIELD** Sold Price

 4  2  2

<sup>RS</sup> **\$512,000** Sold Date **06-Sep-24**

Distance **0.4km**



**36 WAKEFIELDS DRIVE  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$535,000** Sold Date **04-Jul-24**

Distance **0.43km**

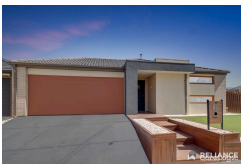


**4 CRESTWOOD WAY BROOKFIELD** Sold Price

 4  2  2

**\$555,000** Sold Date **29-May-24**

Distance **0.5km**



**17 FAIRCROFT DRIVE BROOKFIELD** Sold Price

 4  2  2

**\$580,000** Sold Date **30-Oct-23**

Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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