

## 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

19 FAIRCROFT DRIVE 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2022

to

30 Sep 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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 111 TURPENTINE ROAD BROOKFIELD VIC 3338            | \$615,000 | 17-Jul-23 |
| 120 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338 | \$600,000 | 05-Oct-23 |
| 38 IRONBARK WAY BROOKFIELD VIC 3338                | \$615,000 | 09-Jul-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.~~

This Statement of Information was prepared on: 07 October 2023



**111 TURPENTINE ROAD  
BROOKFIELD VIC 3338**

4 2 2

Sold Price **\$615,000** Sold Date **17-Jul-23**

Distance **1.42km**



**120 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

4 2 2

Sold Price <sup>RS</sup> **\$600,000** Sold Date **05-Oct-23**

Distance **0.85km**



**38 IRONBARK WAY BROOKFIELD  
VIC 3338**

4 2 2

Sold Price **\$615,000** Sold Date **09-Jul-23**

Distance **0.69km**

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

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