

## 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

76 SALTBUSH CRESCENT 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 44 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338        | \$575,000 | 13-Nov-21 |
| 179 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338 | \$560,000 | 07-Dec-21 |
| 81 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338        | \$565,000 | 22-Feb-22 |

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 March 2022



### 44 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338

 4  2  2

Sold Price

**\$575,000**

Sold Date

**13-Nov-21**

Distance

-



### 179 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338

 4  2  2

Sold Price

**\$560,000**

Sold Date

**07-Dec-21**

Distance

**0.23km**


### 81 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338

 4  2  2

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**22-Feb-22**

Distance

**0.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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