

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

1 CITREUS CIRCUIT BROOKFIELD VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 2/19 GLENFIELD AVENUE MELTON WEST VIC 3337 | \$476,000 | 30-Oct-24 |
| 51 CALLANAN DRIVE MELTON SOUTH VIC 3338 | \$480,000 | 28-Aug-24 |
| 8 KURRAJONG CRESCENT MELTON SOUTH VIC 3338 | \$473,000 | 29-Aug-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: 28 January 2025



2/19 GLENFIELD AVENUE MELTON WEST VIC 3337

Sold Price

^{RS} **\$476,000**

Sold Date **30-Oct-24**

 3  2  1

Distance **2.25km**



51 CALLANAN DRIVE MELTON SOUTH VIC 3338

Sold Price

\$480,000

Sold Date **28-Aug-24**

 3  2  1

Distance **2.42km**



8 KURRAJONG CRESCENT MELTON SOUTH VIC 3338

Sold Price

\$473,000

Sold Date **29-Aug-24**

 3  2  2

Distance **2.92km**

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

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