

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

21 PHOENIX 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

\$519,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2022

to

28 Feb 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

21 RIVERINA BOULEVARD BROOKFIELD VIC 3338	\$535,000	27-Jan-23
41 KILMORE STREET BROOKFIELD VIC 3338	\$530,000	26-Nov-22
5 FANTAIL WAY BROOKFIELD VIC 3338	\$527,600	21-Sep-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: 13 March 2023


**21 RIVERINA BOULEVARD
BROOKFIELD VIC 3338**

4 2 2

 Sold Price **\$535,000** Sold Date **27-Jan-23**

 Distance **0.96km**

**41 KILMORE STREET BROOKFIELD
VIC 3338**

4 2 2

 Sold Price **\$530,000** Sold Date **26-Nov-22**

 Distance **0.8km**

**5 FANTAIL WAY BROOKFIELD VIC
3338**

4 2 2

 Sold Price **\$527,600** Sold Date **21-Sep-22**

 Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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