

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 MANOOKA ROAD 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2023

to

31 Oct 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

45 VISCOSA ROAD BROOKFIELD VIC 3338	\$568,000	24-Apr-24
52 MANOOKA ROAD BROOKFIELD VIC 3338	\$580,000	01-Sep-24
3 CITREUS CIRCUIT BROOKFIELD VIC 3338	\$565,000	27-May-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: 25 November 2024

Ryan Anders
P 03 9746 8899
M 0434 900 300
E randers@ypa.com.au



**45 VISCOSA ROAD BROOKFIELD
VIC 3338**

Sold Price **\$568,000** Sold Date **24-Apr-24**

4 2 -

Distance **0.08km**

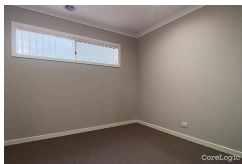


**52 MANOOKA ROAD BROOKFIELD
VIC 3338**

Sold Price **\$580,000** Sold Date **01-Sep-24**

4 2 2

Distance **0.2km**



**3 CITREUS CIRCUIT BROOKFIELD
VIC 3338**

Sold Price **\$565,000** Sold Date **27-May-24**

4 2 2

Distance **0.11km**

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

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