

## 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

29 BANGALAY 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

\$605,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2022

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 17 DESERT GUM WAY BROOKFIELD VIC 3338 | \$610,000 | 15-May-23 |
| 148 CLARKES ROAD BROOKFIELD VIC 3338  | \$660,000 | 10-Jan-23 |
| 38 MANOOKA ROAD BROOKFIELD VIC 3338   | \$655,000 | 08-May-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: 26 May 2023



**17 DESERT GUM WAY  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**15-May-23**

Distance

**0.23km**



**148 CLARKES ROAD BROOKFIELD  
VIC 3338**

 4  2  4

Sold Price

**\$660,000**

Sold Date

**10-Jan-23**

Distance

**0.37km**



**38 MANOOKA ROAD BROOKFIELD  
VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**08-May-23**

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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