

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

47 Barleygrass Crescent, Brookfield Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$430,000

Median sale price

Median price \$449,000 Property Type House Suburb Brookfield

Period - From 01/07/2019 to 30/06/2020 Source REIV

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 six 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
1	15 Glencroft Tce MELTON WEST 3337	\$450,000	11/05/2020
2	21 Blueleaf PI BROOKFIELD 3338	\$440,000	06/06/2020
3	53 Brookfield Av BROOKFIELD 3338	\$418,000	21/04/2020

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 six months.~~

This Statement of Information was prepared on:

10/09/2020 16:24



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Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$430,000
Median House Price
Year ending June 2020: \$449,000

Comparable Properties

15 Glencroft Tce MELTON WEST 3337 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 11/05/2020
Property Type: House (Res)
Land Size: 539 sqm approx



21 Blueleaf PI BROOKFIELD 3338 (VG)

Agent Comments

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Price: \$440,000
Method: Sale
Date: 06/06/2020
Property Type: House (Res)
Land Size: 499 sqm approx



53 Brookfield Av BROOKFIELD 3338 (VG)

Agent Comments

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Price: \$418,000
Method: Sale
Date: 21/04/2020
Property Type: House (Res)
Land Size: 436 sqm approx