

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

7 BARLEYGRASS CRESCENT 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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2024

to

28 Feb 2025

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

6 LIGHTWOOD WAY BROOKFIELD VIC 3338	\$635,000	14-Nov-24
4 TRIANDRA DRIVE BROOKFIELD VIC 3338	\$650,000	05-Feb-25
5 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338	\$652,000	03-Sep-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: 20 March 2025



**6 LIGHTWOOD WAY BROOKFIELD
VIC 3338**

4 2 2

Sold Price

\$635,000

Sold Date **14-Nov-24**

Distance **0.04km**



**4 TRIANDRA DRIVE BROOKFIELD
VIC 3338**

4 2 -

Sold Price

\$650,000

Sold Date **05-Feb-25**

Distance **0.4km**



**5 BARLEYGRASS CRESCENT
BROOKFIELD VIC 3338**

4 2 2

Sold Price

\$652,000

Sold Date **03-Sep-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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