

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

23 IRONBARK WAY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

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

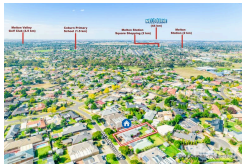
Date of sale

14 MADISON DRIVE BROOKFIELD VIC 3338	\$630,000	08-Feb-23
27 MOONAH AVENUE BROOKFIELD VIC 3338	\$670,000	16-Jan-23
148 CLARKES ROAD BROOKFIELD VIC 3338	\$660,000	10-Jan-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: 20 March 2023



14 MADISON DRIVE BROOKFIELD VIC 3338

Sold Price

^{RS} \$630,000

Sold Date 08-Feb-23

4 2 2

Distance 0.43km



27 MOONAH AVENUE BROOKFIELD VIC 3338

Sold Price

^{RS} \$670,000

Sold Date 16-Jan-23

4 2 2

Distance 0.45km



148 CLARKES ROAD BROOKFIELD VIC 3338

Sold Price

\$660,000

Sold Date 10-Jan-23

4 2 4

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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