

## 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

268 CLARKES ROAD 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

\$549,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2023

to

30 Sep 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

6 KILMORE STREET BROOKFIELD VIC 3338	\$550,000	08-Jun-24
4 CRESTWOOD WAY BROOKFIELD VIC 3338	\$555,000	29-May-24
12 KILMORE STREET BROOKFIELD VIC 3338	\$560,000	15-Apr-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: 07 October 2024



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**6 KILMORE STREET BROOKFIELD  
VIC 3338**

Sold Price

**\$550,000**

Sold Date

**08-Jun-24**



4



2



2

Distance

**0.09km**



**4 CRESTWOOD WAY BROOKFIELD  
VIC 3338**

Sold Price

**\$555,000**

Sold Date

**29-May-24**



4



2



2

Distance

**1.89km**



**12 KILMORE STREET BROOKFIELD  
VIC 3338**

Sold Price

**\$560,000**

Sold Date

**15-Apr-24**



4



2



2

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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