

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

10 RITA 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Brookfield

Period-from

01 Jan 2024

to

31 Dec 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

4 RITA CRESCENT BROOKFIELD VIC 3338	\$269,299	06-Nov-24
60 HANOVER CIRCUIT MELTON SOUTH VIC 3338	\$325,000	16-Jul-24
14 BONITO STREET MELTON SOUTH VIC 3338	\$270,000	08-Nov-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: 13 January 2025



**4 RITA CRESCENT BROOKFIELD
VIC 3338**

 4  2  -

Sold Price **\$269,299** Sold Date **06-Nov-24**

Distance **0.04km**



**60 HANOVER CIRCUIT MELTON
SOUTH VIC 3338**

 -  -  -

Sold Price **\$325,000** Sold Date **16-Jul-24**

Distance **1.79km**



**14 BONITO STREET MELTON
SOUTH VIC 3338**

 4  2  -

Sold Price **\$270,000** Sold Date **08-Nov-24**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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