

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

4 CLARICE 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2022

to

30 Sep 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

8 CLARICE CRESCENT BROOKFIELD VIC 3338	\$490,000	20-Sep-22
5 LORES DRIVE BROOKFIELD VIC 3338	\$525,000	23-Aug-23
149 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$520,000	18-May-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: 09 October 2023



8 CLARICE CRESCENT BROOKFIELD VIC 3338

4 2 2

Sold Price **\$490,000** Sold Date **20-Sep-22**

Distance **0.03km**



5 LORES DRIVE BROOKFIELD VIC 3338

4 2 2

Sold Price **\$525,000** Sold Date **23-Aug-23**

Distance **0.06km**



149 JAMES MELROSE DRIVE BROOKFIELD VIC 3338

4 2 2

Sold Price **\$520,000** Sold Date **18-May-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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