

## 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

36 HART CRESCENT 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

\$545,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2023

to

31 Dec 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

6 VALERIAN STREET MELTON SOUTH VIC 3338	\$560,000	14-Aug-23
61 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$572,500	14-Sep-23
33 MALLOW STREET BROOKFIELD VIC 3338	\$589,000	27-Sep-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 January 2024



### 6 VALERIAN STREET MELTON SOUTH VIC 3338

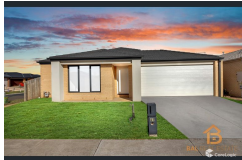
4 2 2

Sold Price

**\$560,000**

Sold Date **14-Aug-23**

Distance **0.47km**



### 61 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338

4 2 2

Sold Price

**\$572,500**

Sold Date **14-Sep-23**

Distance **0.82km**



### 33 MALLOW STREET BROOKFIELD VIC 3338

4 2 2

Sold Price

**\$589,000**

Sold Date **27-Sep-23**

Distance **0.83km**



### 29 MANOOKA ROAD BROOKFIELD VIC 3338

4 2 2

Sold Price

**\$560,000**

Sold Date **08-Oct-23**

Distance **1.66km**



### 25 WAKEFIELDS DRIVE BROOKFIELD VIC 3338

4 2 2

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **18-Dec-23**

Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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