

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

8 FAIRCROFT DRIVE 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

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

5 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338	\$652,000	18-Sep-24
29 CITREUS CIRCUIT BROOKFIELD VIC 3338	\$740,000	14-Aug-24
10 BLUELEAF PLACE BROOKFIELD VIC 3338	\$700,000	27-Jun-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: 01 October 2024



**5 BARLEYGRASS CRESCENT
 BROOKFIELD VIC 3338**

 4  2  2

Sold Price

^{RS} **\$652,000**

Sold Date **18-Sep-24**

Distance **0.92km**



**29 CITREUS CIRCUIT BROOKFIELD
 VIC 3338**

 4  2  2

Sold Price

^{RS} **\$740,000**

Sold Date **14-Aug-24**

Distance **1.31km**



**10 BLUELEAF PLACE BROOKFIELD
 VIC 3338**

 4  2  2

Sold Price

\$700,000

Sold Date **27-Jun-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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