

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

3 Leyana 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2020

to

30 Apr 2021

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

11 Kilmore Street Brookfield VIC 3338	\$560,000	06-Mar-21
27 Viscosa Road Brookfield VIC 3338	\$555,000	02-Feb-21
36 Licina Road Brookfield VIC 3338	\$540,000	14-Dec-20

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: 19 May 2021

	11 Kilmore Street Brookfield VIC 3338	Sold Price	\$560,000	Sold Date	06-Mar-21
	 4  2  2			Distance	1.75km
	27 Viscosa Road Brookfield VIC 3338	Sold Price	\$555,000	Sold Date	02-Feb-21
	 4  2  2			Distance	0.65km
	36 Licina Road Brookfield VIC 3338	Sold Price	\$540,000	Sold Date	14-Dec-20
	 4  2  2			Distance	0.19km

RS = Recent sale

UN = Undisclosed Sale

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