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STATEMENT OF INFORMATION

17 CLARE STREET, BROOKFIELD, VIC 3338

PREPARED BY RL REAL ESTATE, PO BOX 52 MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 CLARE STREET, BROOKFIELD, VIC

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$550,000 to \$565,000

MEDIAN SALE PRICE



BROOKFIELD, VIC, 3338

Suburb Median Sale Price (House)

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 LORES DR, BROOKFIELD, VIC 3338

 4  2  2

Sale Price

\$532,000

Sale Date: 21/06/2024

Distance from Property: 725m



25 TOOLERN WATERS DR, WEIR VIEWS, VIC

 4  2  2

Sale Price

\$550,000

Sale Date: 12/06/2024

Distance from Property: 1.7km



45 VISCOSA RD, BROOKFIELD, VIC 3338

 4  2  2

Sale Price

\$568,000

Sale Date: 24/04/2024

Distance from Property: 1.5km



This report has been compiled on 16/09/2024 by RL REAL ESTATE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

17 CLARE STREET, BROOKFIELD, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$565,000

Median sale price

Median price

Property type

House

Suburb

BROOKFIELD

Period

01 July 2023 to 30 June 2024

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 LORES DR, BROOKFIELD, VIC 3338	\$532,000	21/06/2024
25 TOOLERN WATERS DR, WEIR VIEWS, VIC 3338	\$550,000	12/06/2024
45 VISCOSA RD, BROOKFIELD, VIC 3338	\$568,000	24/04/2024

This Statement of Information was prepared

16/09/2024