

## 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

21 STRETTON DRIVE BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 10 HARROWGATE COURT BROOKFIELD VIC 3338 | \$640,000 | 05-Sep-22 |
| 12 HARROWGATE COURT BROOKFIELD VIC 3338 | \$675,000 | 02-Sep-22 |
| 164 CLARKES ROAD BROOKFIELD VIC 3338    | \$655,000 | 12-Jul-22 |

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: 06 October 2022



**10 HARROWGATE COURT  
BROOKFIELD VIC 3338**

 5  2  4

Sold Price **\$640,000** Sold Date **05-Sep-22**

Distance **0.13km**



**12 HARROWGATE COURT  
BROOKFIELD VIC 3338**

 4  2  3

Sold Price <sup>RS</sup> **\$675,000** Sold Date **02-Sep-22**

Distance **0.16km**



**164 CLARKES ROAD BROOKFIELD  
VIC 3338**

 4  2  2

Sold Price **\$655,000** Sold Date **12-Jul-22**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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