

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

296 CLARKES ROAD 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

\$505,000

&

\$549,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,300

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2021

to

28 Feb 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

65 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$525,000	17-Oct-21
35 WAKEFIELDS DRIVE BROOKFIELD VIC 3338	\$505,000	22-Nov-21
56 COTTON FIELD WAY BROOKFIELD VIC 3338	\$536,200	16-Dec-21

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: 16 March 2022



65 JAMES MELROSE DRIVE BROOKFIELD VIC 3338

 3  2  2

Sold Price

\$525,000

Sold Date

17-Oct-21

Distance

-

35 WAKEFIELDS DRIVE BROOKFIELD VIC 3338

 3  2  2

Sold Price

\$505,000

Sold Date

22-Nov-21

Distance

-

56 COTTON FIELD WAY BROOKFIELD VIC 3338

 3  2  2

Sold Price

\$536,200

Sold Date

16-Dec-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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