

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Hart 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

\$229,000

&

\$249,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

*House

*Unit

Suburb

Brookfield

Period-from

01 Jun 2018

to

31 May 2019

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

17 Hart Crescent Brookfield VIC 3338

\$240,000

31-Jan-19

19 Clare Street Brookfield VIC 3338

\$249,000

22-Feb-19

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.

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17 Hart Crescent Brookfield VIC 3338

Sold Price

\$240,000

Sold Date

31-Jan-19



4



2



2

Distance

0.04km



19 Clare Street Brookfield VIC 3338

Sold Price

\$249,000

Sold Date

22-Feb-19



-



-



-

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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