

## 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

11 RIPARIAN WAY BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                                    |        |           |
|----------------------------------------------------|--------|-----------|
| 268 CLARKES ROAD BROOKFIELD VIC 3338               | 550000 | 08-Oct-24 |
| 164 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338 | 532500 | 14-Oct-24 |
|                                                    |        |           |

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: 25 October 2024



**268 CLARKES ROAD BROOKFIELD  
VIC 3338**

Sold Price

<sup>RS</sup>

**550000**

Sold Date

**08-Oct-24**



4



2



2

Distance

**0.37km**



**164 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

Sold Price

<sup>RS</sup>

**532500**

Sold Date

**14-Oct-24**



4



2



2

Distance

**1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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