

## 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

15 RIVERINA BOULEVARD 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

\$520,000

&

\$540,000

### 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

9 RED FOX BOULEVARD BROOKFIELD VIC 3338	\$523,000	09-Oct-24
6 TWIGRUSH PLACE BROOKFIELD VIC 3338	\$540,000	07-Aug-24
2/3 DRYSDALE PLACE BROOKFIELD VIC 3338	\$560,000	20-Jun-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: 18 October 2024



**9 RED FOX BOULEVARD  
BROOKFIELD VIC 3338**

4 2 2

Sold Price

<sup>RS</sup>

**\$523,000**

Sold Date **09-Oct-24**

Distance **0.17km**



**6 TWIGRUSH PLACE BROOKFIELD  
VIC 3338**

4 2 2

Sold Price

**\$540,000**

Sold Date **07-Aug-24**

Distance **1.62km**



**2/3 DRYSDALE PLACE  
BROOKFIELD VIC 3338**

4 2 2

Sold Price

**\$560,000**

Sold Date **20-Jun-24**

Distance **1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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