

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 298 Clarkes Road, Brookfield, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$490,000

&

\$539,000

Median sale price

Median price

\$567,500

Property Type

House

Suburb

Brookfield (3338)

Period - From

01/07/2023

to

30/06/2024

Source

REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4 GOSSE CRESCENT, BROOKFIELD VIC 3338	\$520,000	05/03/2024
47 BARLEYGRASS CRESCENT, BROOKFIELD VIC 3338	\$510,000	28/02/2024
3 HESTON STREET, BROOKFIELD VIC 3338	\$500,000	15/06/2024

This Statement of Information was prepared on: 09/07/2024