

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

5 PHOENIX CIRCUIT 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

\$499,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2023

to

31 Mar 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 HINKLER CRESCENT BROOKFIELD VIC 3338	\$500,000	12-Nov-23
17 LORES DRIVE BROOKFIELD VIC 3338	-	12-Mar-24
9 CLARE STREET BROOKFIELD VIC 3338	\$516,000	18-Mar-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: 22 April 2024



9 HINKLER CRESCENT BROOKFIELD VIC 3338

 4  2  2

Sold Price **\$500,000** Sold Date **12-Nov-23**

Distance **1.11km**



17 LORES DRIVE BROOKFIELD VIC 3338

 4  2  -

Sold Price

^{RS} - ^{UN}

Sold Date **12-Mar-24**

Distance **0.91km**



9 CLARE STREET BROOKFIELD VIC 3338

 4  2  2

Sold Price

^{RS} **\$516,000**

Sold Date **18-Mar-24**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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