

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 38 Barleygrass Crescent, BROOKFIELD 3338

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$390,000 - \$410,000

Median sale price

Median **House** for **BROOKFIELD** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$443,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

18 Barleygrass Crescent,
Brookfield 3338

Price **\$432,000** Sold 13
December 2018

39 Carissa Road,
Brookfield 3338

Price **\$440,000** Sold 10
September 2018

223 Botanica Springs Boulevard,
Brookfield 3338

Price **\$460,000** Sold 09
August 2018

This Statement of Information was prepared on 17th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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