

## 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

36 Barleygrass Crescent Brookfield VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2018

to

30 Sep 2019

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

3 Nardoo Place Brookfield VIC 3338	\$435,000	10-Sep-19
7 Dianella Court Brookfield VIC 3338	\$420,000	12-Sep-19
15 Cotton Field Way Brookfield VIC 3338	\$410,000	19-May-19

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: 24 October 2019

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**3 Nardoo Place Brookfield VIC 3338** Sold Price <sup>RS</sup> **\$435,000** Sold Date **10-Sep-19**

4 2 2

Distance **0.53km**



**7 Dianella Court Brookfield VIC 3338** Sold Price **\$420,000** Sold Date **12-Sep-19**

4 2 2

Distance **0.63km**



**15 Cotton Field Way Brookfield VIC 3338** Sold Price **\$410,000** Sold Date **19-May-19**

4 2 2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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